

# NORTHGATE SHOPPING CENTER

6701 N. TRYON STREET | CHARLOTTE, NC 28213



**CONTACT**

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**AVAILABLE  
FOR LEASE**



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## PROPERTY INFORMATION

TOTAL GLA: \_\_\_\_\_ 25,800 SF  
 SPACE AVAILABLE: \_\_\_\_\_ **1,200 SF (20'x60')**  
 ZONING: \_\_\_\_\_ B-2  
 TICAM: \_\_\_\_\_ \$9.75 / SF  
 LEASE RATE: \_\_\_\_\_ Please Call

## PROPERTY HIGHLIGHTS

- Established neighborhood center in North Charlotte (N. Tryon Street) submarket.
- Anchored by Family Dollar.
- Excellent visibility on North Tryon corridor.
- Enjoys close proximity to University area at Tom Hunter Road intersection.
- Pylon signage available.

## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	11,084	82,860	244,942
AVERAGE HH INCOME	\$63,512	\$75,678	\$85,410
MEDIAN HH INCOME	\$47,135	\$58,715	\$66,832
BUSINESS ESTABLISHMENTS	268	3,936	10,385
DAYTIME EMPLOYMENT	1,726	31,310	69,896



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## CONTACT

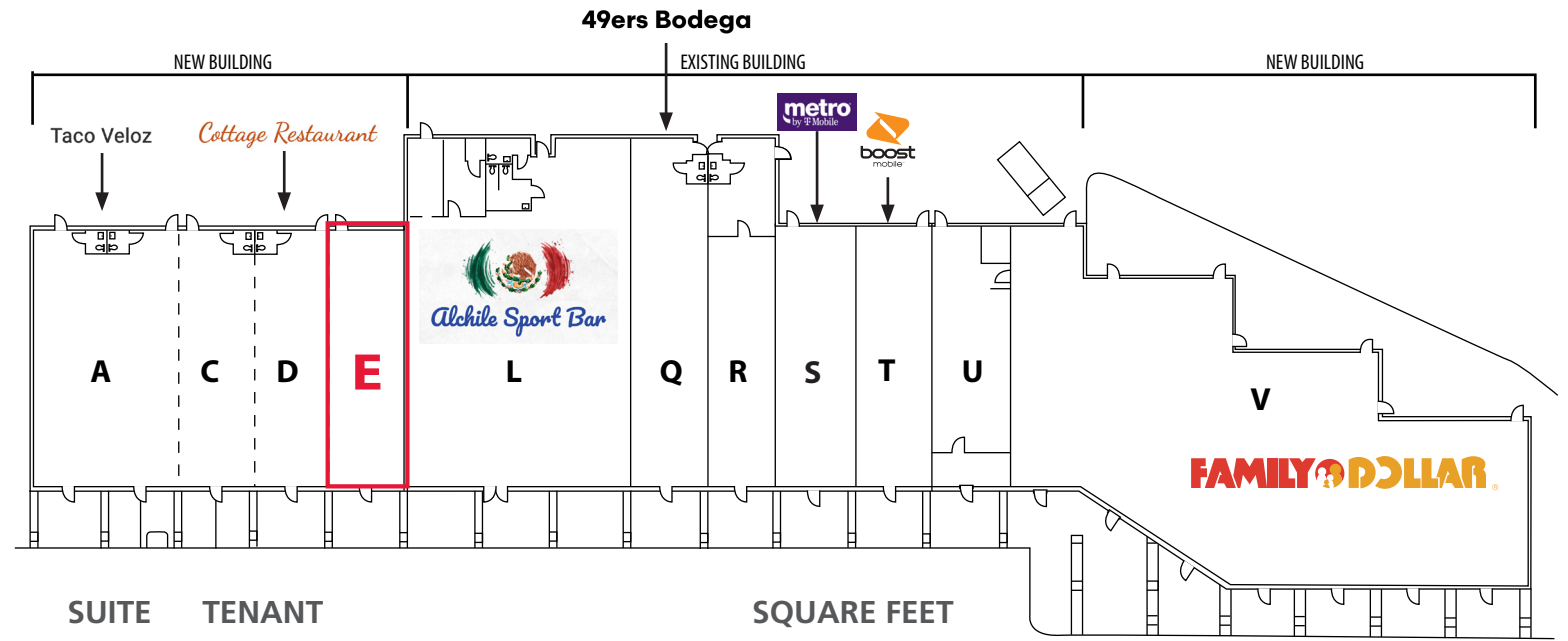
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SUITE	TENANT	SQUARE FEET
A	El Taco Veloz	2,400 SF
C	Barber Shop	1,200 SF
D	Cottage Chinese Restaurant	1,200 SF
<b>E</b>	<b>AVAILABLE</b>	<b>1,200 SF</b>
L	Al Chile Sport Bar	4,800 SF
Q	49ers Bodega	1,600 SF
R	Beauty Supply	1,600 SF
S	Metro by T-Mobile	1,200 SF
T	Boost Mobile	1,200 SF
U	Regalo De Dios Tools	1,200 SF
V	Family Dollar	8,200 SF

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