

# SOUTH END BUILDINGS FOR LEASE

SOUTH TRYON ST & REMOUNT RD | CHARLOTTE, NC 28203



**SITE**

S Tryon St  
18,500 VPD

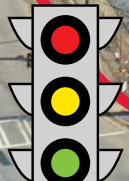
Remount Rd  
13,500 VPD



**CLICK FOR VIDEO**

## CONTACT

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ehowell@providencegroup.com





## LEASING OVERVIEW

- Freestanding Buildings with Excellent Visibility at Populated Intersection
- Flexible Retail / Office / Storage Space
- Available Spaces: 1,275 SF; 4,335 SF; 4,950 SF; 7,735 SF; 10,000 SF
- Flexible Lease Terms
- Modified Net Lease
- Call for Rates

## PROPERTY HIGHLIGHTS

- Located on the hard corner of South Tryon St and Remount Road, a prominent intersection of Charlotte's busiest and fastest growing neighborhood
- 13,040 neighborhood workers daily
- Walking distance from nearly 2,000 Class A apartment homes

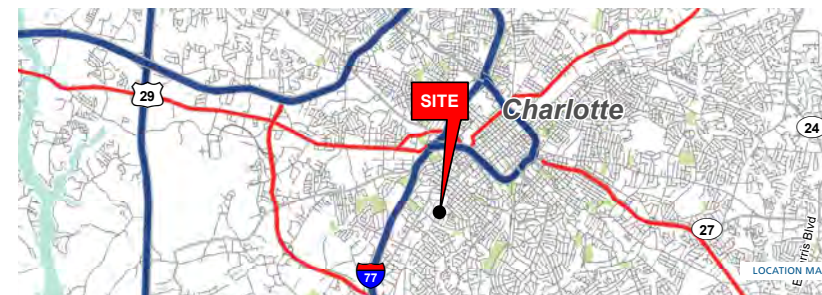
## DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	16,166	108,372	240,560
AVERAGE HH INCOME	\$103,113	\$117,748	\$109,707
MEDIAN HH INCOME	\$80,191	\$84,909	\$79,784
BUSINESS ESTABLISHMENTS	1,641	11,354	19,926
DAYTIME EMPLOYMENT	12,129	149,191	252,964



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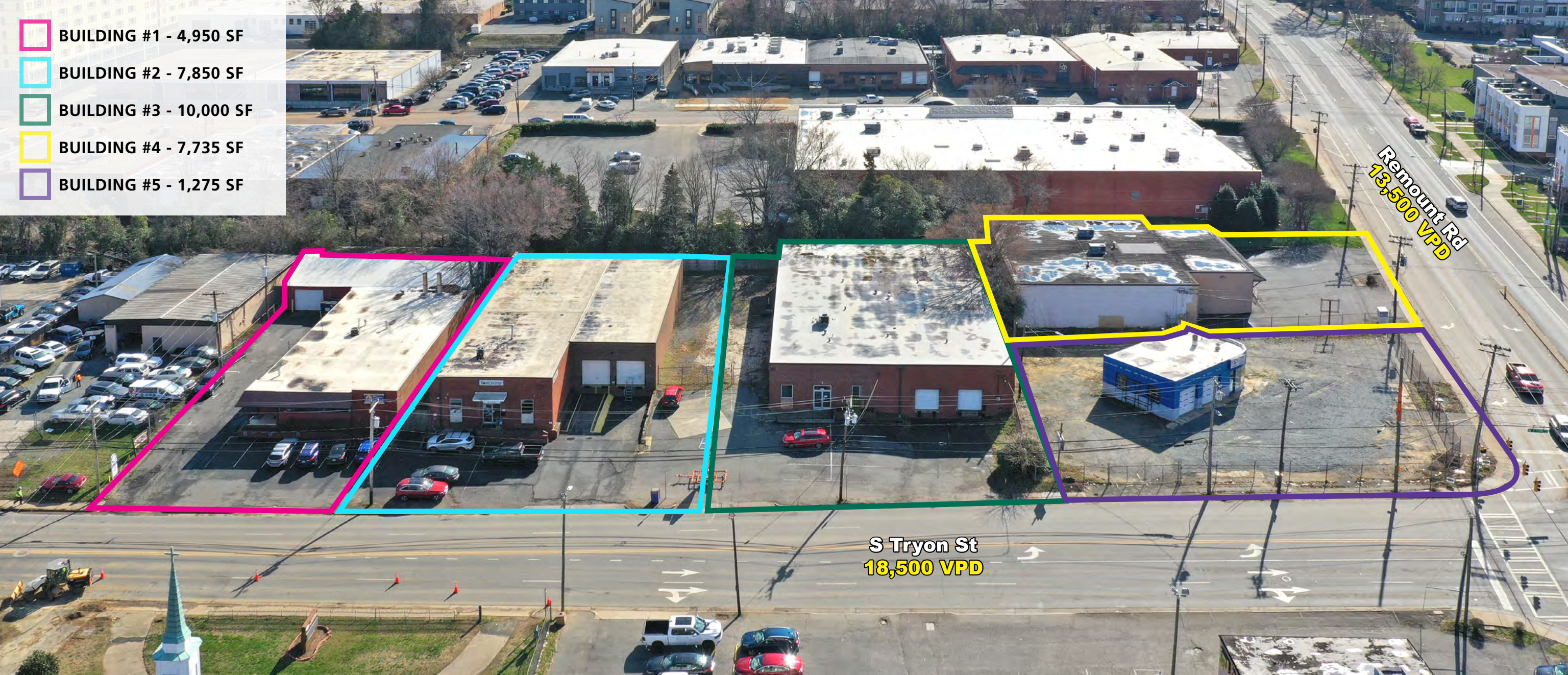
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- BUILDING #1 - 4,950 SF
- BUILDING #2 - 7,850 SF
- BUILDING #3 - 10,000 SF
- BUILDING #4 - 7,735 SF
- BUILDING #5 - 1,275 SF



**Remount Rd**  
**13,500 VPD**

**S Tryon St**  
**18,500 VPD**

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# HIGH AERIAL



**SITE**

**19,957 STUDENTS**

**NOVANT HEALTH**

**15,400 EMPLOYEES  
654 BEDS**

**at home**  
(coming soon)

**PETCO**

**METROPOLITAN**

**BEST BUY** **Marshalls**

**TRADER JOE'S**

**ABC**

**TAZIKIS**

**verizon** **Blaze**

**corepower**

**Arbys** **MADDIO'S**

**OrangeTheory** **SUBWAY**

**Mobile**

**Atrium Health**

**Atrium Health Levine Children's**

**24,900 EMPLOYEES  
874 BEDS**

**Dilworth Gardens**

**OUTBACK STEAKHOUSE**

**Brix** **SHERWIN WILLIAMS**

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