

# SIGNALIZED PAD AVAILABLE FOR LEASE

6797 N. TRYON STREET, CHARLOTTE, NC 28213



## CONTACT

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## PROPERTY / LEASING INFO

Parcel Size - 1.2 ac.

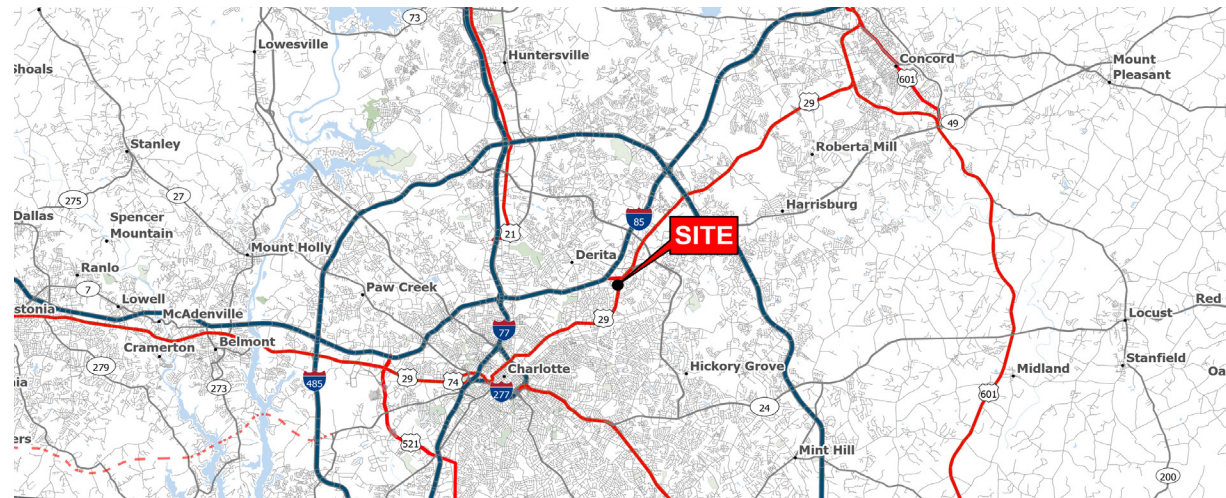
Zoning - TOD-TR

Lease Rate - Please call

140' N. Tryon Frontage

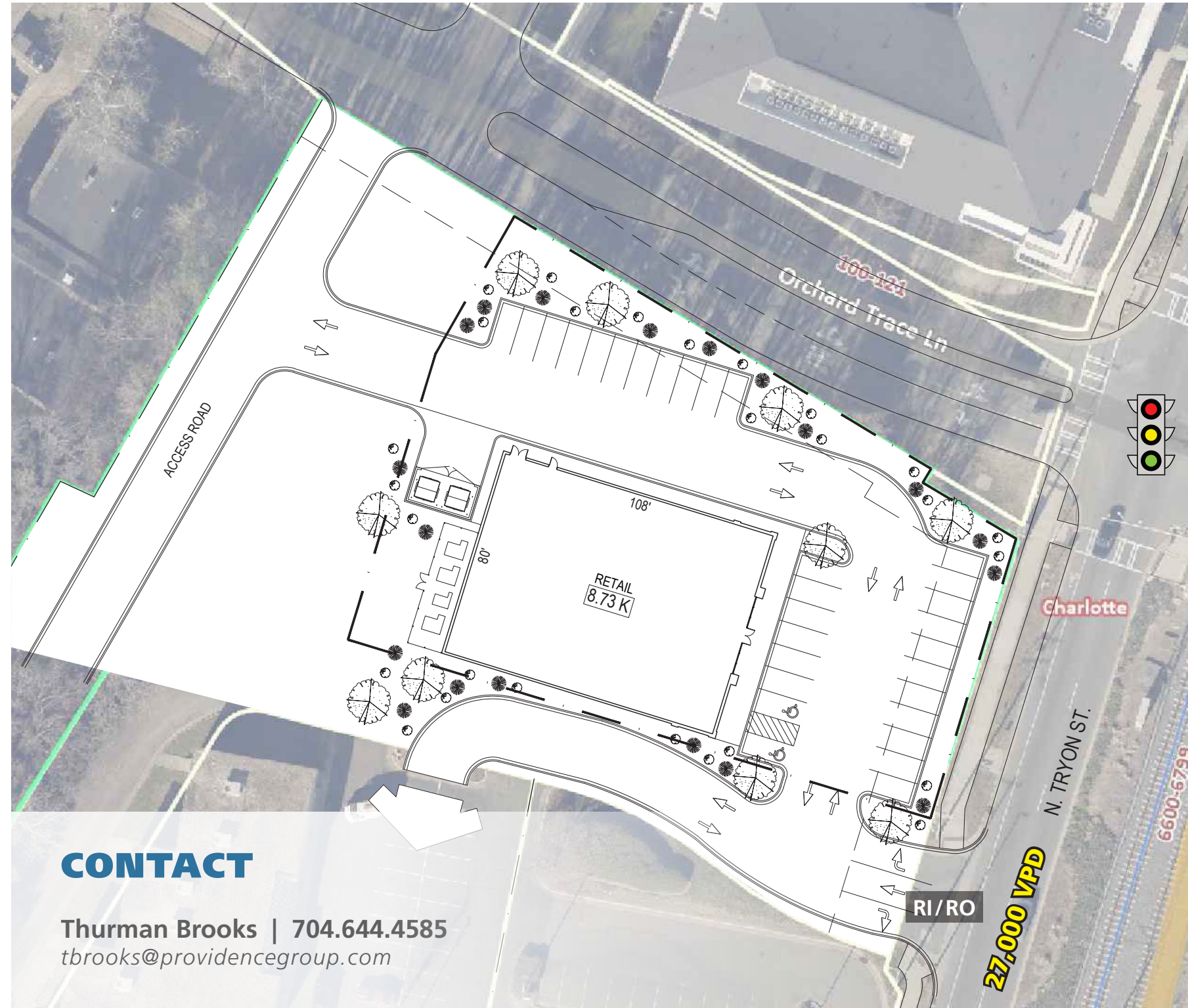
## PROPERTY HIGHLIGHTS

- University Area Opportunity
- Signalized Intersection Access on AM side of road
- Additional RI/RO on N. Tryon Street
- Traffic counts on N. Tryon - 27,000 VPD
- Cross access to Tom Hunter Road through adjacent Northgate Shopping Center



## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	12,455	88,354	251,397
AVERAGE HH INCOME	\$61,238	\$76,773	\$90,047
MEDIAN HH INCOME	\$45,098	\$57,023	\$67,183
BUSINESS ESTABLISHMENTS	285	3,945	10,368
DAYTIME EMPLOYMENT	1,826	31,650	69,850



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