

5621 North Tryon Street, Charlotte, NC 28213



PRICE:	Negotiable
LOT SIZE:	+/- 0.72 Acres
APN #:	089-20-123
ZONING:	TOD-TR

PROPERTY OVERVIEW

Join Dunkin Donuts, Baskin Robbins and a new McDonald's in this redeveloped center which features a recently built apartment complex along a heavily traveled thoroughfare. This parcel sits on a hard corner with a lighted intersection and has close proximity to light rail.

PROPERTY FEATURES

- Property is steps away from the Old Concord Road Park & Ride Station on the LYNX Blueline
- Traffic counts of 42,000 vehicles per day
- New Platform Lofts apartment complex has been built directly behind the outparcel
- Zoning allows for Quick Service Drive-thru, restaurants and a variety of retail and business uses

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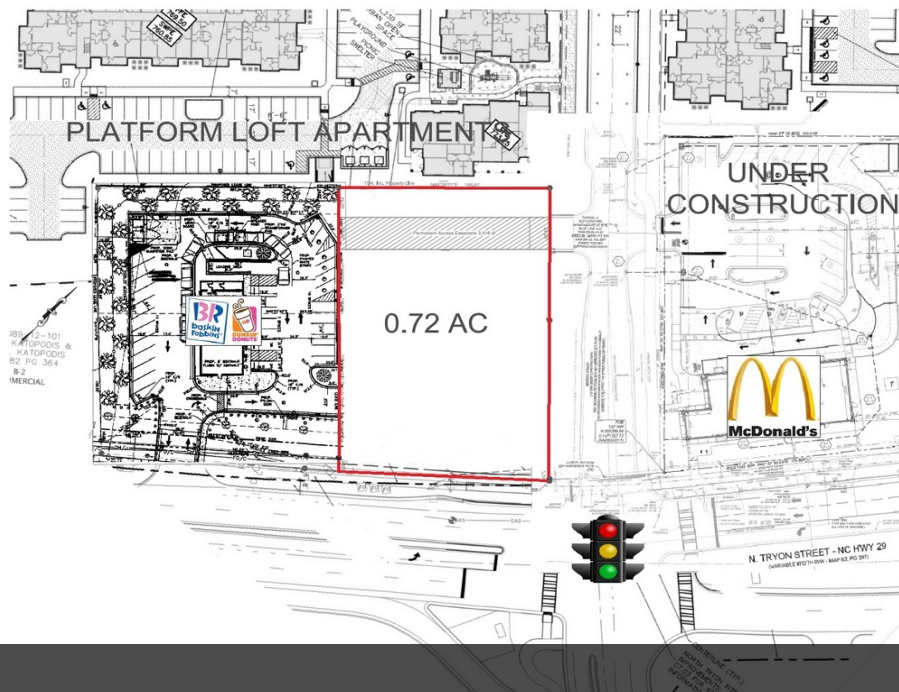
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GROUND LEASE

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STREET VIEW



SITE PLAN

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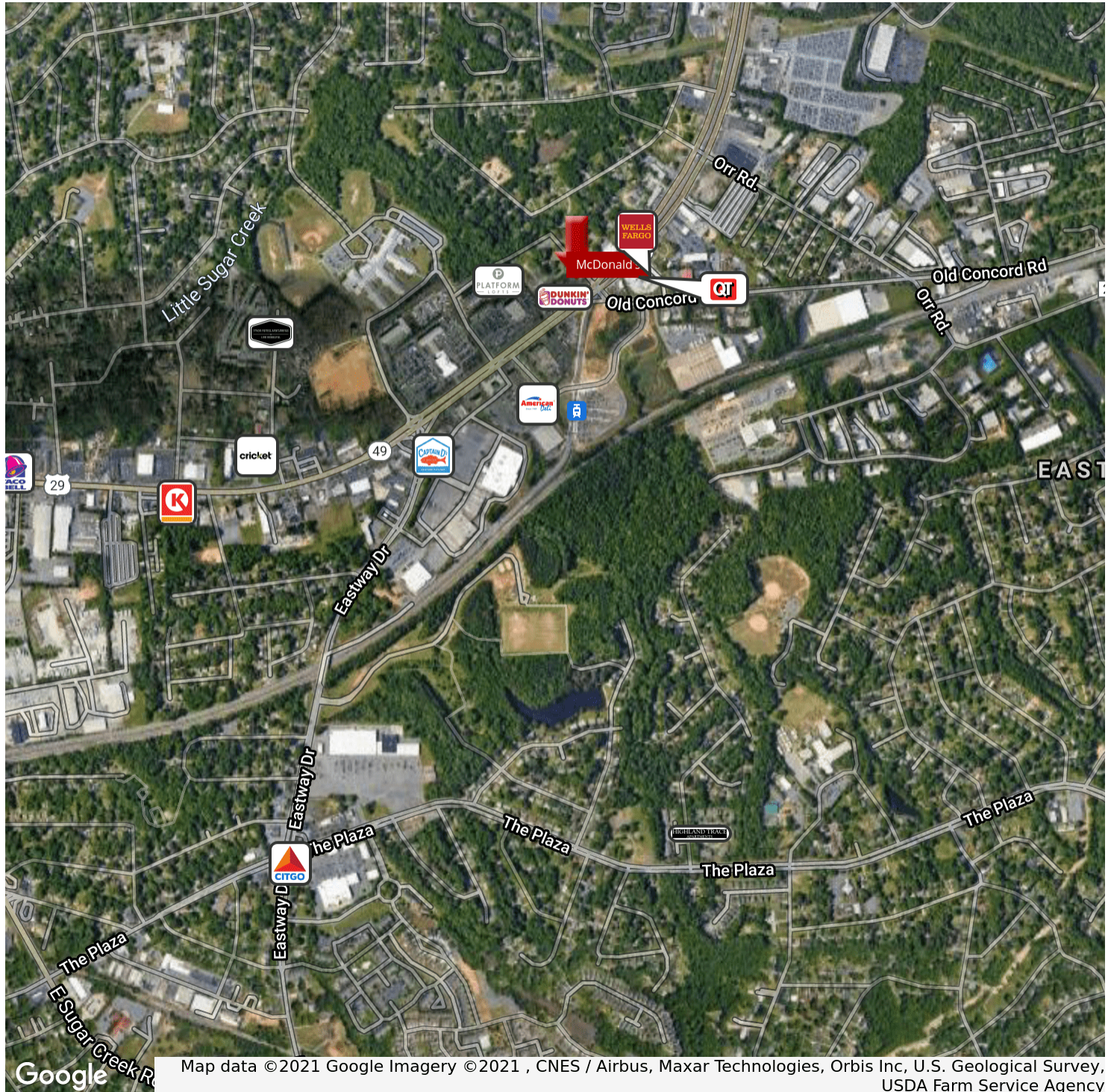
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North Tryon Demographics Summary Report

Parcel B

5621 N Tryon St, Charlotte, NC 28213

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **31,363 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	12,622		95,387		274,702	
2017 Estimate	11,514		86,717		249,416	
2010 Census	10,245		75,308		213,368	
Growth 2017 - 2022	9.62%		10.00%		10.14%	
Growth 2010 - 2017	12.39%		15.15%		16.89%	
2017 Population by Hispanic Origin	4,160		20,552		46,016	
2017 Population	11,514		86,717		249,416	
White	4,503	39.11%	33,236	38.33%	102,484	41.09%
Black	6,288	54.61%	46,181	53.25%	122,549	49.13%
Am. Indian & Alaskan	260	2.26%	1,249	1.44%	3,006	1.21%
Asian	190	1.65%	3,760	4.34%	14,821	5.94%
Hawaiian & Pacific Island	31	0.27%	169	0.19%	447	0.18%
Other	243	2.11%	2,122	2.45%	6,109	2.45%
U.S. Armed Forces	8		92		194	
Households						
2022 Projection	4,317		35,638		108,509	
2017 Estimate	3,947		32,404		98,340	
2010 Census	3,571		28,250		83,748	
Growth 2017 - 2022	9.37%		9.98%		10.34%	
Growth 2010 - 2017	10.53%		14.70%		17.42%	
Owner Occupied	1,638	41.50%	14,515	44.79%	42,449	43.17%
Renter Occupied	2,309	58.50%	17,889	55.21%	55,891	56.83%
2017 Households by HH Income	3,946		32,404		98,342	
Income: <\$25,000	1,450	36.75%	10,256	31.65%	28,110	28.58%
Income: \$25,000 - \$50,000	1,375	34.85%	11,034	34.05%	30,837	31.36%
Income: \$50,000 - \$75,000	576	14.60%	5,348	16.50%	16,177	16.45%
Income: \$75,000 - \$100,000	256	6.49%	2,636	8.13%	8,973	9.12%
Income: \$100,000 - \$125,000	96	2.43%	1,382	4.26%	5,494	5.59%
Income: \$125,000 - \$150,000	74	1.88%	571	1.76%	2,916	2.97%
Income: \$150,000 - \$200,000	31	0.79%	508	1.57%	2,947	3.00%
Income: \$200,000+	88	2.23%	669	2.06%	2,888	2.94%
2017 Avg Household Income	\$45,487		\$50,341		\$58,317	
2017 Med Household Income	\$31,838		\$35,799		\$40,406	



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