



DESCRIPTION

- 1,400 - 4,200 SF of retail space available
- Excellent visibility from S Tryon Street and located at a signalized intersection
- Area offers attractive demographics with over 10,000 people in 1 mile and an average household income of over \$71,000
- Located in Southwest Charlotte just off I-485 and across the street from Ayrley, a lifestyle development featuring homes, retail, office, hotel, and education
- Connected to the 700-acre master planned development Whitehall Corporate Center
- Located in the Airport submarket, the 2nd largest office submarket in Charlotte.

BUILDING FEATURES

PROPERTY SIZE	12,000 SF
AVAILABLE	1,400 - 4,200 SF

TRAFFIC

SOUTH TRYON ST	43,514 SF
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FOR MORE INFORMATION, PLEASE CONTACT:

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 Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

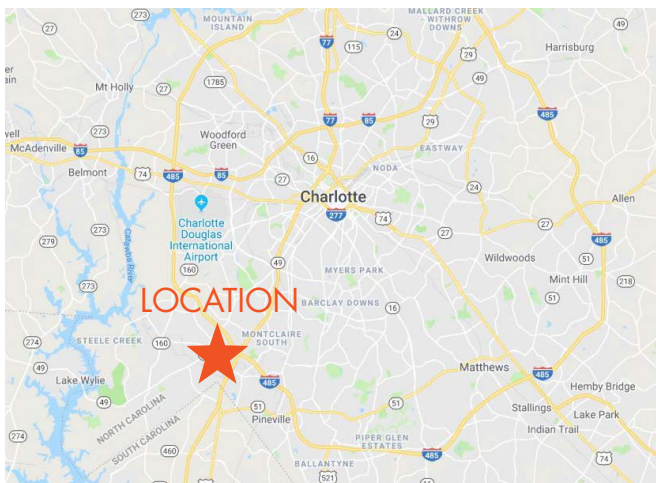
SITE PLAN



LOCAL CORPORATE EMPLOYERS



Carolinus HealthCare System



SUITE	TENANT	SF
A	HAHN EYE CENTER	3,600
B	AVAILABLE	1,400
C	SUBWAY	1,400
D	AVAILABLE	2,800
E	AVAILABLE	1,400
F	T - MOBILE	1,400

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DEMOGRAPHICS







1 MILE RADIUS

	10,476 ESTIMATED POPULATION 2020
	32.3 AVERAGE AGE
	\$74,989 AVG HOUSEHOLD INCOME
	13,766 TOTAL EMPLOYEES

3 MILE RADIUS

	52,569 ESTIMATED POPULATION 2020
	32.7 AVERAGE AGE
	\$72,603 AVG HOUSEHOLD INCOME
	57,160 TOTAL EMPLOYEES

5 MILE RADIUS

	148,795 ESTIMATED POPULATION 2020
	34.1 AVERAGE AGE
	\$84,929 AVG HOUSEHOLD INCOME
	121,318 TOTAL EMPLOYEES

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