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THE NICHOLS COMPANY
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1204 Central Avenue, Suite 201
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Available Land for Sale
800 North Tryon St
Charlotte, NC 28206

PROPERTY OVERVIEW

ABOUT

Incredible land for sale in uptown Charlotte zoned UMUD. Located at the corner of 11th and North Tryon Street in desirable uptown Charlotte. The property is also less than one block away from the new 9th street station blue line light rail extension. Clean environmental report, geotechnical survey allows north of a 40-story building. Preliminary work done regarding a parking deck, information is available upon request.


PROPERTY DETAILS

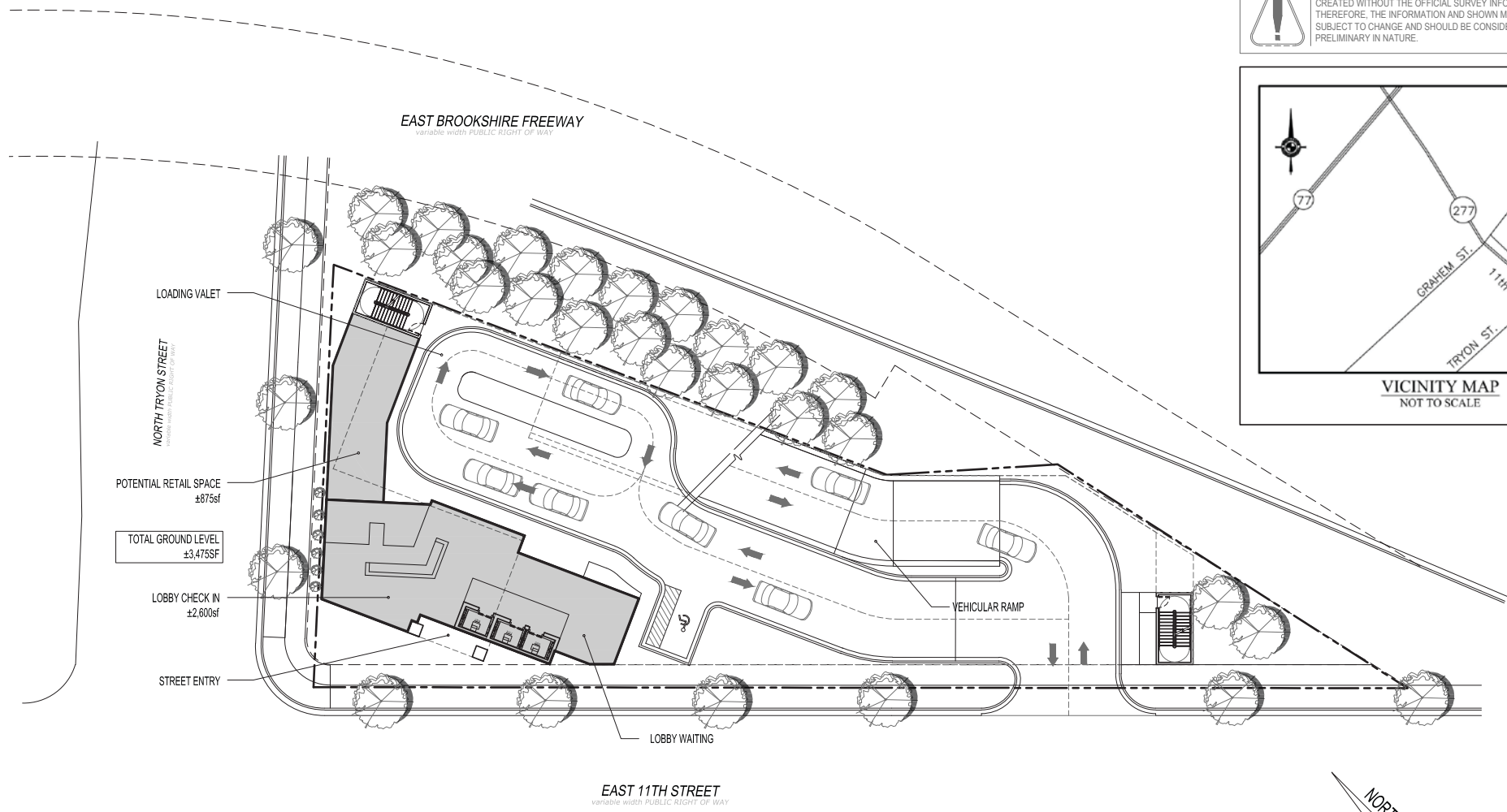
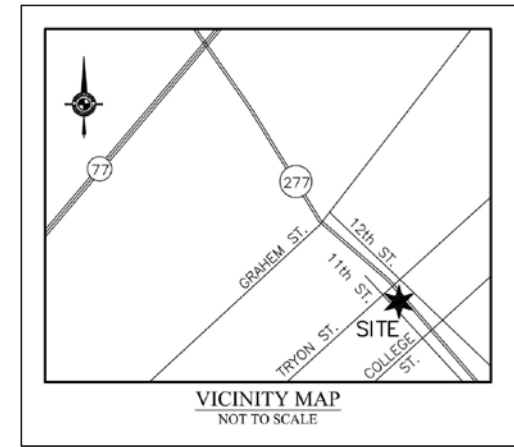
- Zoning: UMUD
- 19,741 SF
- 0.447 Acres



Demographics	1 Mile	3 Miles	5 Miles
Total Population	19,263	113,708	262,604
Average HH Income	\$92,580	\$85,075	\$76,892
Total Households	8,984	51,118	108,468

Traffic Counts: N. Tryon St. 9,100 VPD | I-277 121,000 VPD
11th Street 7,500 VPD

 ATTENTION: THE SITE PLAN ILLUSTRATED WAS CREATED WITHOUT THE OFFICIAL SURVEY INFORMATION. THEREFORE, THE INFORMATION AND SHOWN MAY BE SUBJECT TO CHANGE AND SHOULD BE CONSIDERED AS PRELIMINARY IN NATURE.



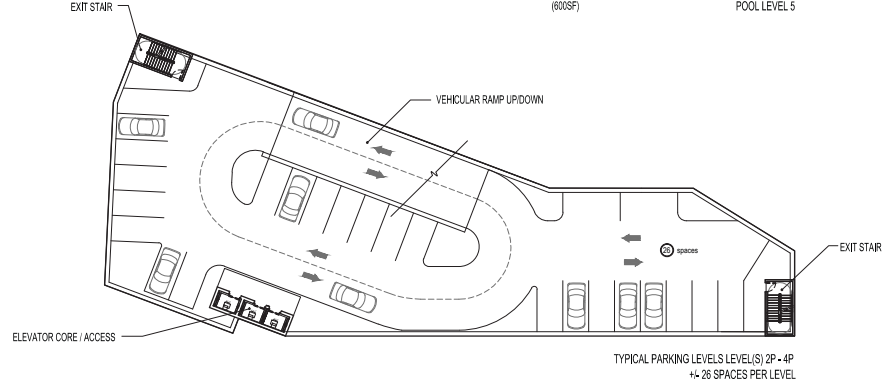
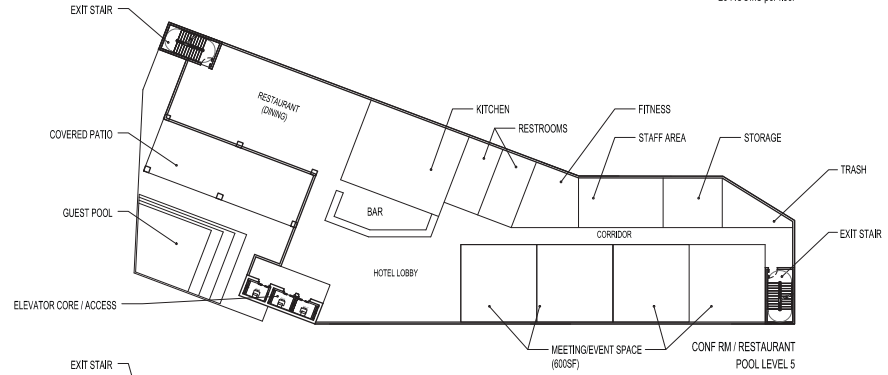
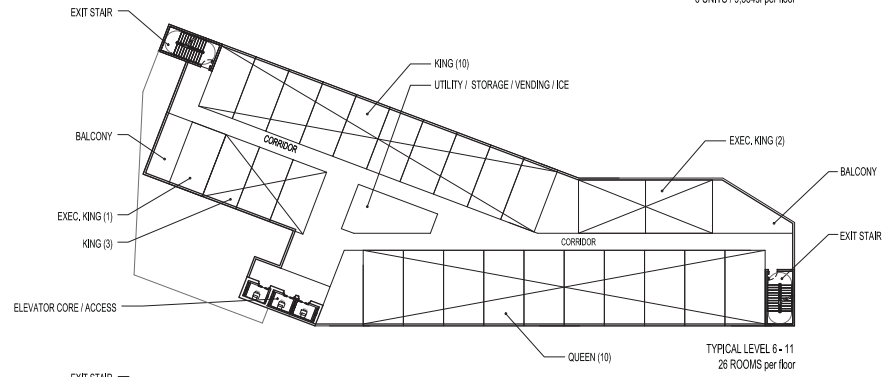
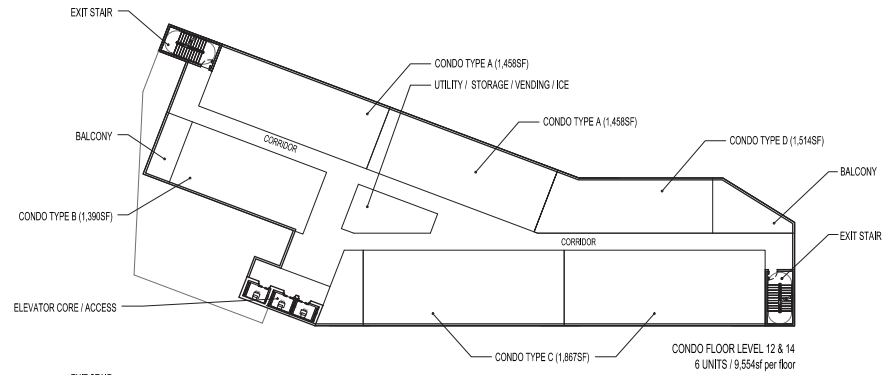
1 SITE PLAN= nts

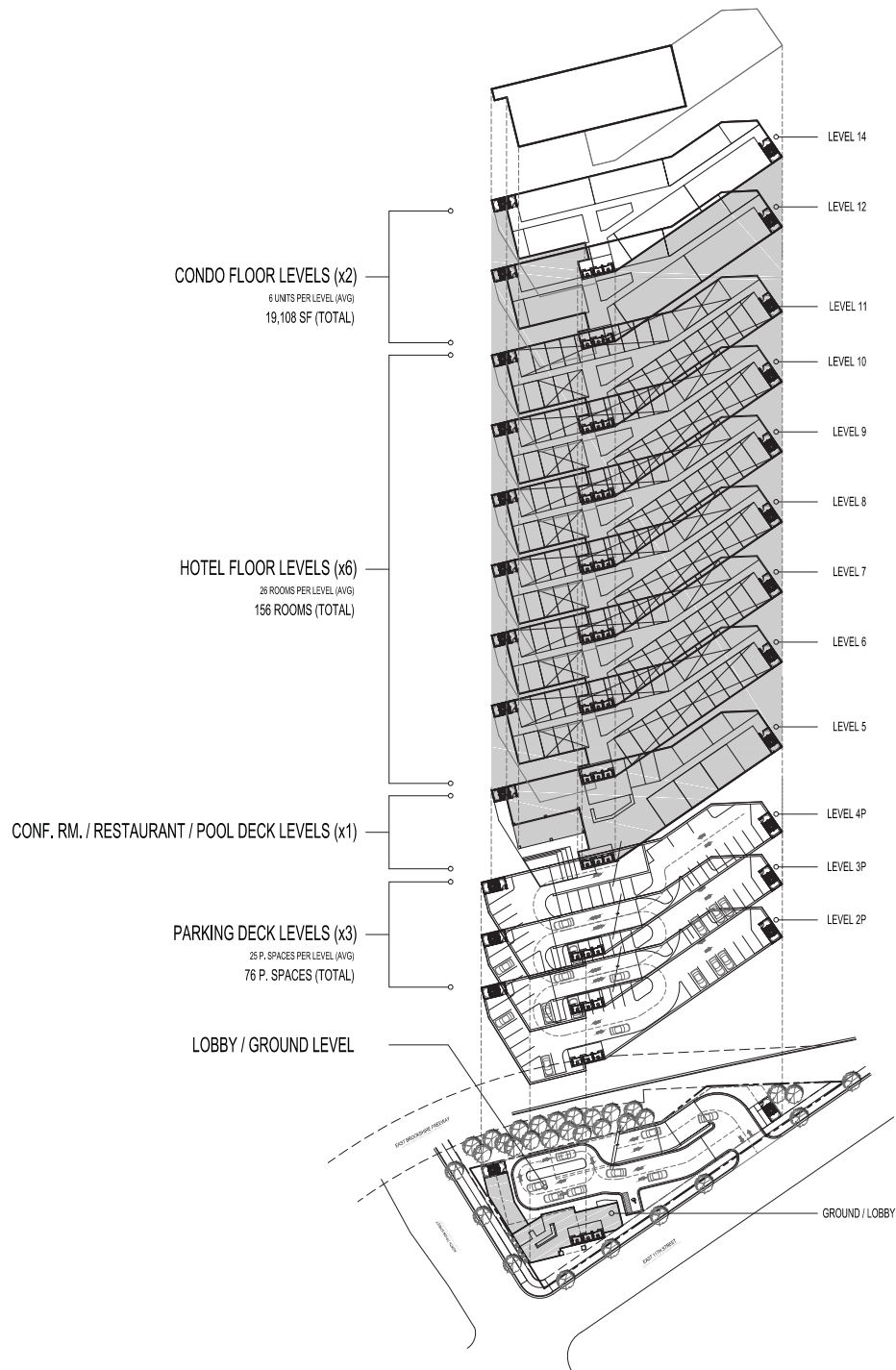
800 NORTH TRYON STREET Conceptual Site Plan

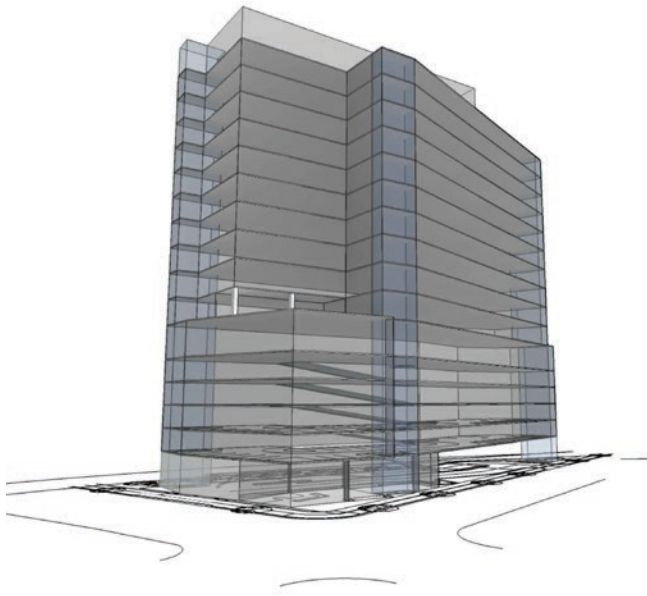
Charlotte, North Carolina
09.18.18 Revised 03.05.19
p | f arch Proj # 1886



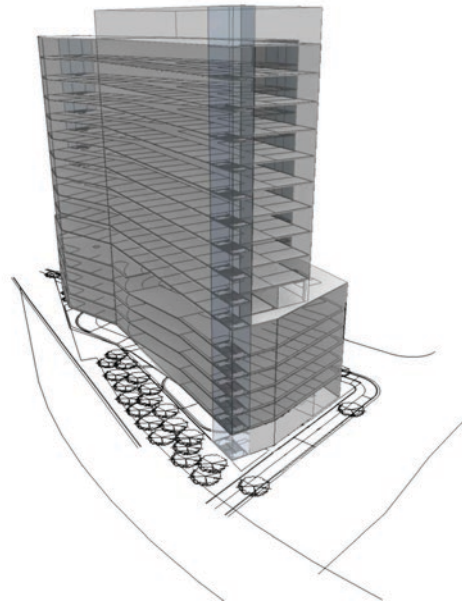
CONCEPTUAL SITE PLAN



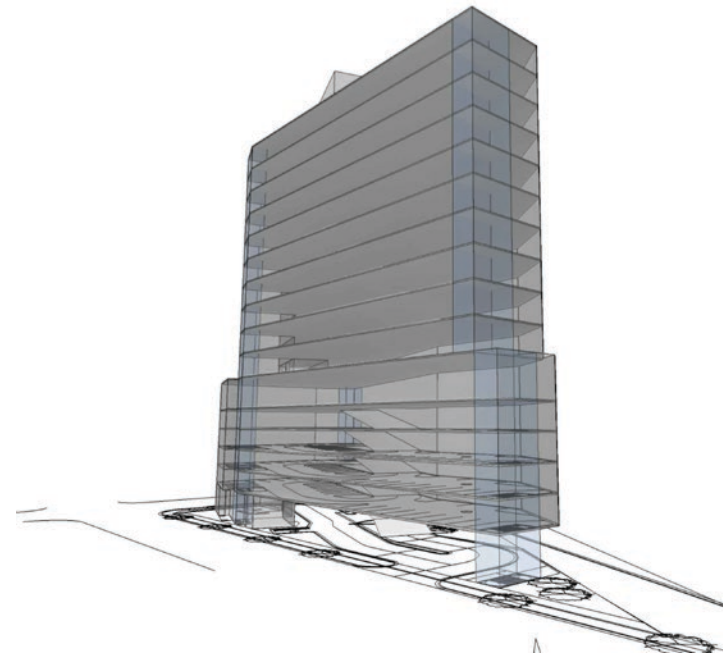




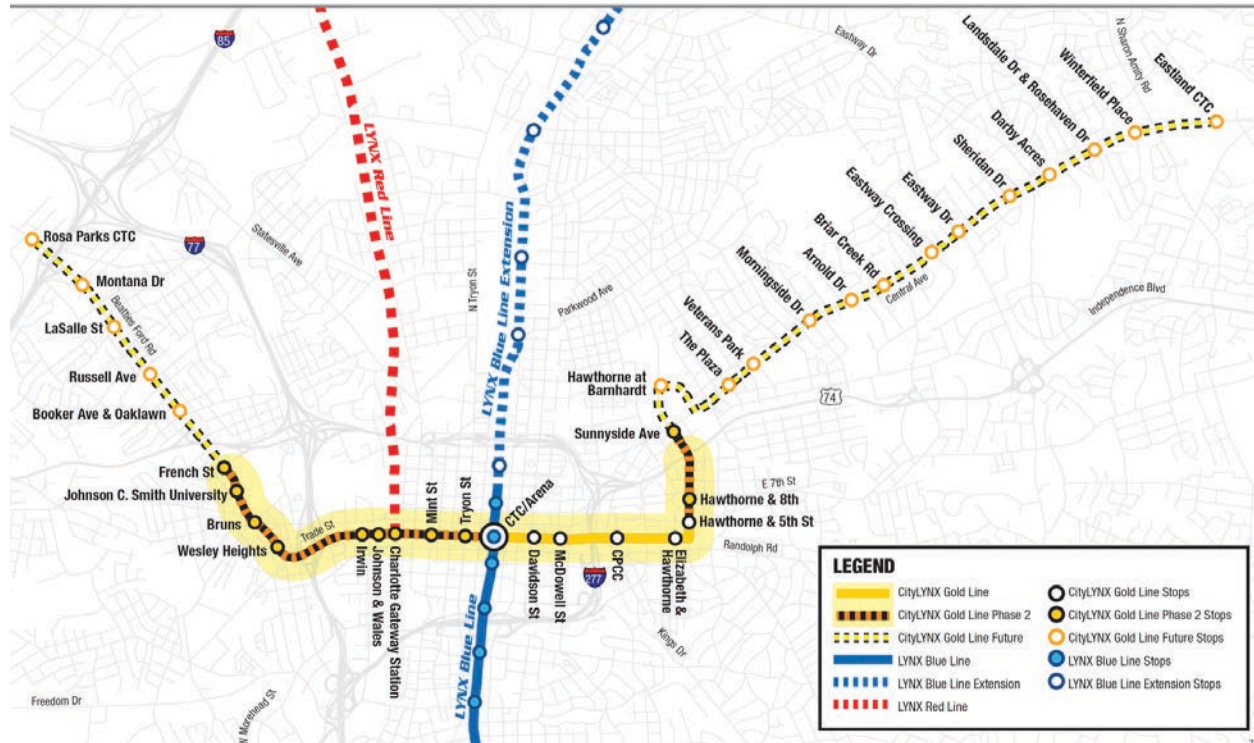
1 | SOUTHEAST DIAGRAM MODEL VIEW - rts



2 | SOUTH DIAGRAM MODEL VIEW - rts



3 | NORTH DIAGRAM MODEL VIEW - rts





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