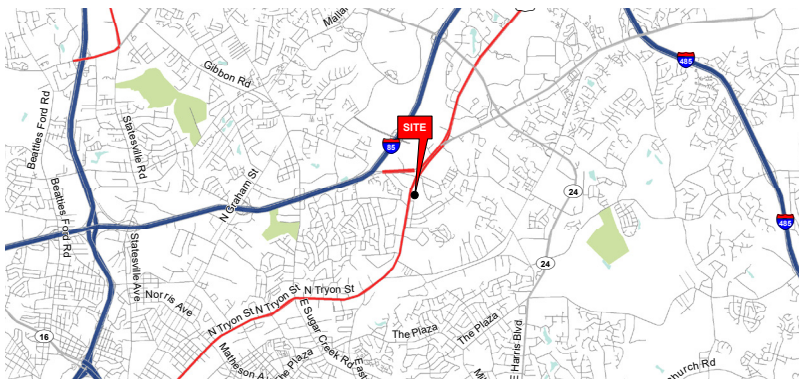




NORTHGATE

6701 N. TRYON STREET | CHARLOTTE, NC



PROPERTY INFORMATION

TOTAL GLA:	25,800
SPACE AVAILABLE:	1,200 - 7,600 SF
ZONING:	B-2
TICAM:	\$4.60
LEASE RATE:	Please Call

DEMOGRAPHICS (2019)

	1 MILE	3 MILE	5 MILE
POPULATION	11,942	84,128	238,655
AVERAGE HH INCOME	\$47,392	\$54,364	\$62,182
MEDIAN HH INCOME	\$40,582	\$47,307	\$54,744
BUSINESS ESTABLISHMENTS	159	3,461	7,777
DAYTIME EMPLOYMENT	1,282	36,905	74,947

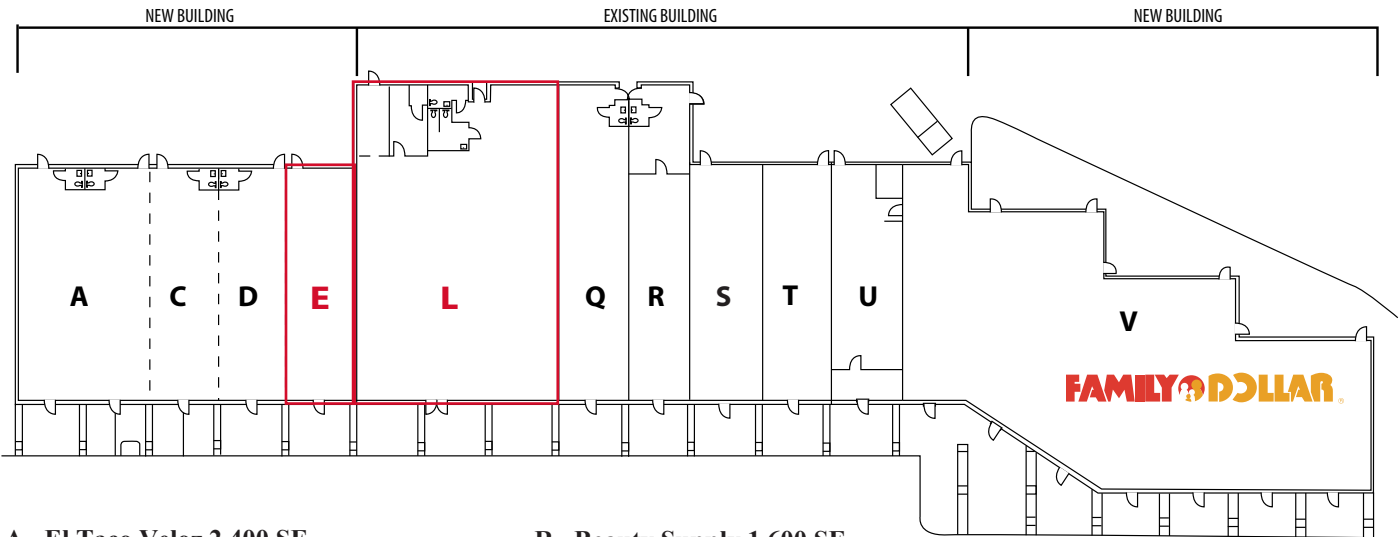
PROPERTY HIGHLIGHTS

Established neighborhood center in North Charlotte (N. Tryon Street) submarket. Anchored by Family Dollar. Excellent visibility on North Tryon corridor. Enjoys close proximity to University area at Tom Hunter Road intersection. Pylon signage available.

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NORTHGATE

6701 N. TRYON STREET | CHARLOTTE, NC



- A. El Taco Veloz 2,400 SF
- C. Barber Shop 1,200 SF
- D. Cottage Chinese Restaurant 1,200 SF
- E. AVAILABLE 1,200 SF**
- L. AVAILABLE 4,800 SF**
- Q. 49er Station 1,600 SF
- R. Beauty Supply 1,600 SF
- S. Metro PCS 1,200 SF
- T. Orange Wireless 1,200 SF
- U. Mitchell Insurance 1,200 SF
- V. Family Dollar 8,200 SF



TRAFFIC COUNTS 2018 (NCDOT)

- 30,000 VPD on N. Tryon St (North of Tom Hunter Rd.)

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AERIAL