### Sink Kimmel

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## Available For Sale Redevelopment Opportunity



### 3400 & 3410 North Tryon

Charlotte, NC 28206

### **LOCATION**



### **ABOUT**

Two parcels for a total of +/- .916 acres available on busy North Tryon Street. Located just 2.1 miles to Uptown, .27 miles to NODA Brewing, and .3 miles to the 36th St. Lynx Rail Station. Opportunity to assemble 2 additional parcels located

at 3416 & 3428 North Tryon for a total of +/- 1.896 acres.

### **Traffic Counts:**

- Est. 23,000 VPD N. Tryon &
   36th Intersection
- Est. 5,700 VPD on E. 36th St.

# Frew Fig. Site S

### SITE ATTRIBUTES

- +/- .916 acres
- B-2 Zoning
- 200' frontage
- 198' parcel depth
- Approximately 500' from 36th & N Tryon intersection
- Call for Pricing

### PARCEL DETAIL

### 3400 N Tryon

Parcel ID: 09111517

Acreage: .458 acres

Zoning: B-2

Single story, 1047 sf residence

**Built 1943** 

### **3410 N Tryon**

Parcel ID: 09111516

Acreage: .458 acres

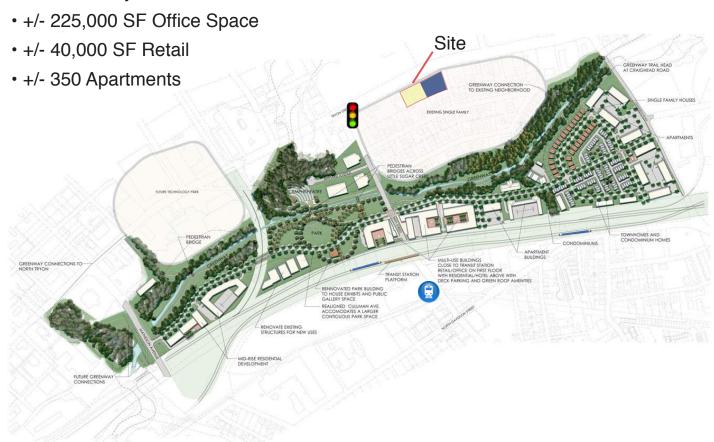
Zoning: B-2

1.5 story, 1978 sf residence

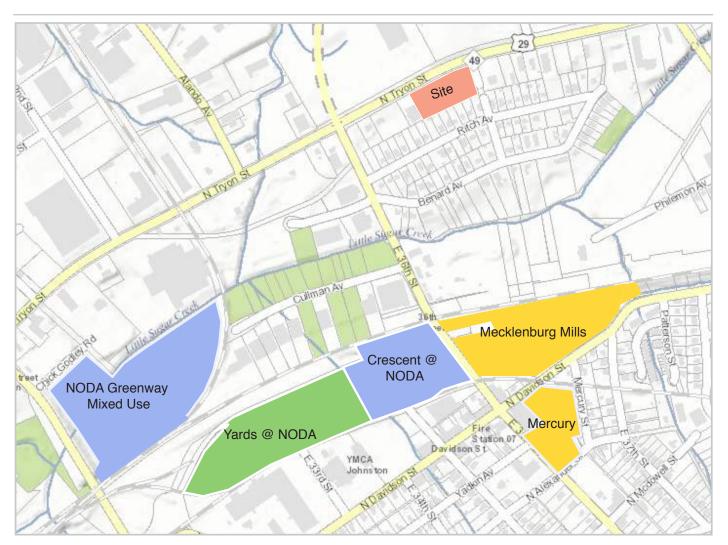
**Built 1941** 

### THE GREENWAY DISTRICT - CONCEPTUAL

### The Greenway District:



### NEARBY TRANSIT DEVELOPMENT PROJECTS



Approximately 1800 multi-family units completed/proposed within .5 mile of the site including:

- NODA 20- 20 units completed in 2013
- The Lofts at NODA Mills- 241 units under construction
- Mercury NODA: 241 units completed 2015
- The Arden: 10 units completed 2014
- Crescent NODA: 345 units under construction
- Fat City Lofts: 26 units
- Yards at NODA- 342 units
- · Highland Mill Lofts: 211 units

For more information please contact:

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