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**Available
For Sale
Redevelopment
Opportunity**



Additional Available
to Assemble:
3416 & 3428 for
+/- 1.896 Total Acres

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.



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:

- +/- 225,000 SF Office Space
- +/- 40,000 SF Retail
- +/- 350 Apartments



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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