



**11855 N. TRYON ST, CHARLOTTE, NC 28262 UNITS A, B, AND C**

**For Lease:**

Units A, B, and C contain 1,252 SF, 1,286 SF, and 1,416 SF, respectively.

- ♦ Suites B and C are currently combined but may be divided. See the attached Floor Plan.
- ♦ \$14.50/SF + utilities, exclud-

Withrow Downs Center is conveniently located on North Tryon Street (HWY 29) less than one mile from I-485. The site boasts excellent traffic exposure making it perfect for any small business.



**New Branch Real Estate Advisors**

**363 CHURCH STREET NORTH, SUITE 280, CONCORD, NC 28025**

**704-786-8888**

**WWW.NEWBRANCHRE.COM**



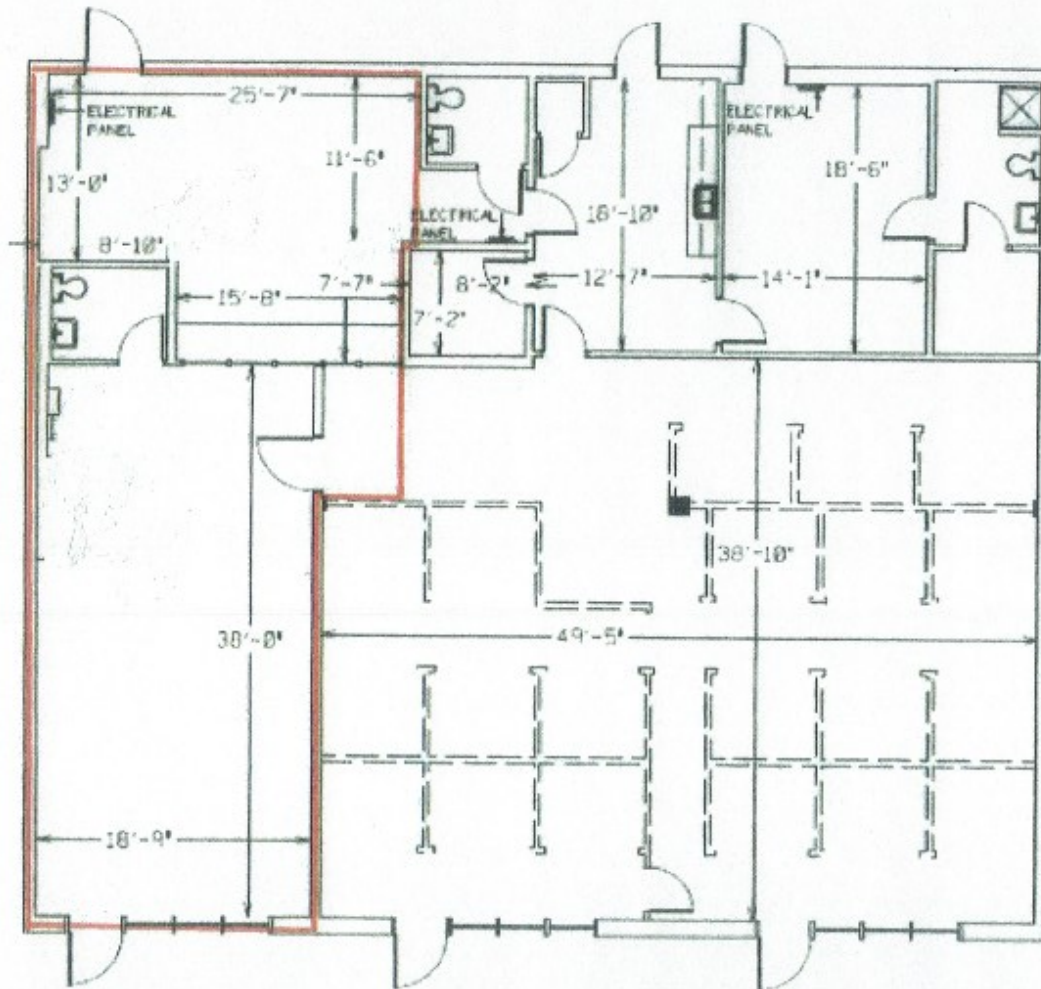
Building Specifications

Address	11855 N. Tryon St Charlotte, NC
County	Mecklenburg
Business Park	Withrow Downs
Available SF	1,200 SF
Total SF Available	1,200 SF
Zoning	B-1
Constructed	2007
Parking	4:1,000 SF
Population*	1 mile - 4,606 3 mile - 43,834 5 mile - 119,644
Interstate Access	
I-85	+/- 1.5 miles
I-485	+/- 0.7 miles

\*2010 Census



FLOOR PLAN  
UNITS A, B, and C ( Unit A is outlined in red)



11855 N TRYON ST  
SUITE A-C  
4,209 TOTAL SF



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