

OUTPARCEL REDEVELOPMENT

8140 South Tryon Street, Charlotte, NC 28273

EXECUTIVE SUMMARY



LOCATION OVERVIEW

High profile opportunity at I-485 and South Tryon Street interchange (exit 1)



PROPERTY HIGHLIGHTS

- Former O'Charley's restaurant site
- Up to 9,600 SF available with ample parking (+/- 130 parking spaces) and access to signalized intersection
- New construction with drive thru opportunity
- Located on a prime outparcel to Whitehall Commons Shopping Center, anchored by Publix, Lowe's Home Improvement, Walmart
- Other co-tenants include Chick-fil-A, Panera Bread, McDonald's, Arby's, IHOP, Chili's, Qdoba, GNC and Seven Eleven
- Traffic Counts: I-485 - 126,000 AADT; S Tryon Street - 35,500 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	9,822	52,484	145,170
2019 Daytime Employment	32,936	87,627	156,181
2019 Median HH Income	\$59,383	\$56,352	\$61,801

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Available	3,600 SF
B	Available	3,500 SF
C	Available	2,500 SF

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