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600 Queens Rd, Charlotte, NC 28207

Available
Retail/Restaurant/Office
Space For Lease
Outparcels Available



City Crossing

South Tryon Street & West Tyvola Road | Charlotte, NC 28217

LOCATION

The property is well positioned on the corner of South Tryon Street and West Tyvola Road and is blocks from City Park, a 170 acre mixed-use community with 2,500 residential units, retail and office space and 350 hotel rooms. The site is within close proximity to Charlotte-Douglas International Airport, I-77 and I-85.



SITE ATTRIBUTES

- Zoning: CC
- Potential for +/- 110,000 SF Available for Lease
- Acreage: 11.42
- Offsite and Onsite Improvements in Place
- Call For Pricing Information

SITE

Our site is ideal for any and all retail users, including child care facilities, C-Stores, fast food operators, grocery stores and restaurants. Morningstar Mini-Storage is currently operating onsite.

The site has incredible access and visibility. There are +/- 5 million square feet of office and over 800 hotel rooms within a 1 mile radius.

VPD: 60,000 at intersection of South Tryon Street and West Tyvola Road

DEMOGRAPHICS

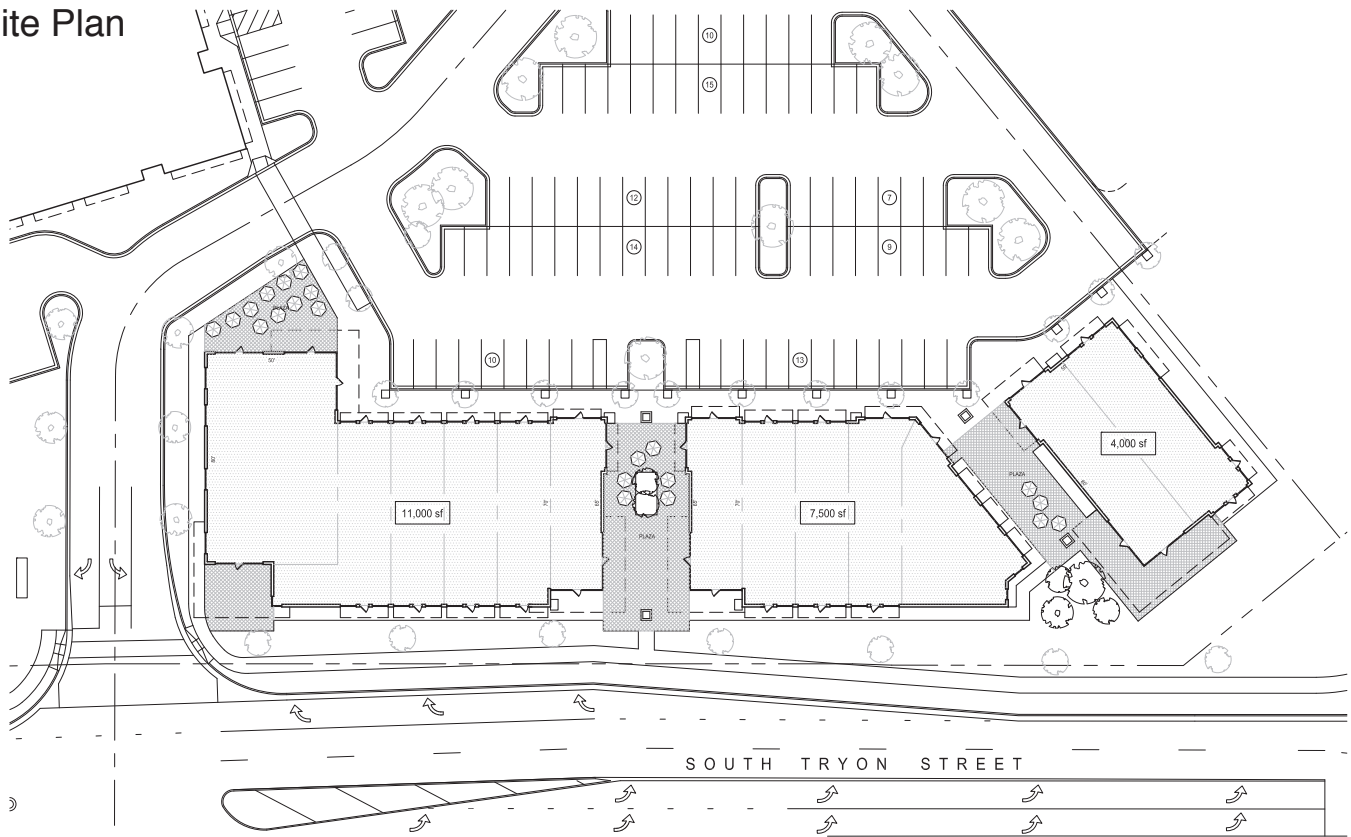
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,889	56,325	154,002
Daytime Population	13,697	87,615	292,268
Avg HH Income	\$54,227	\$53,668	\$73,787

PROPOSED RENDERING



PROPOSED SITE PLAN PHASE 1

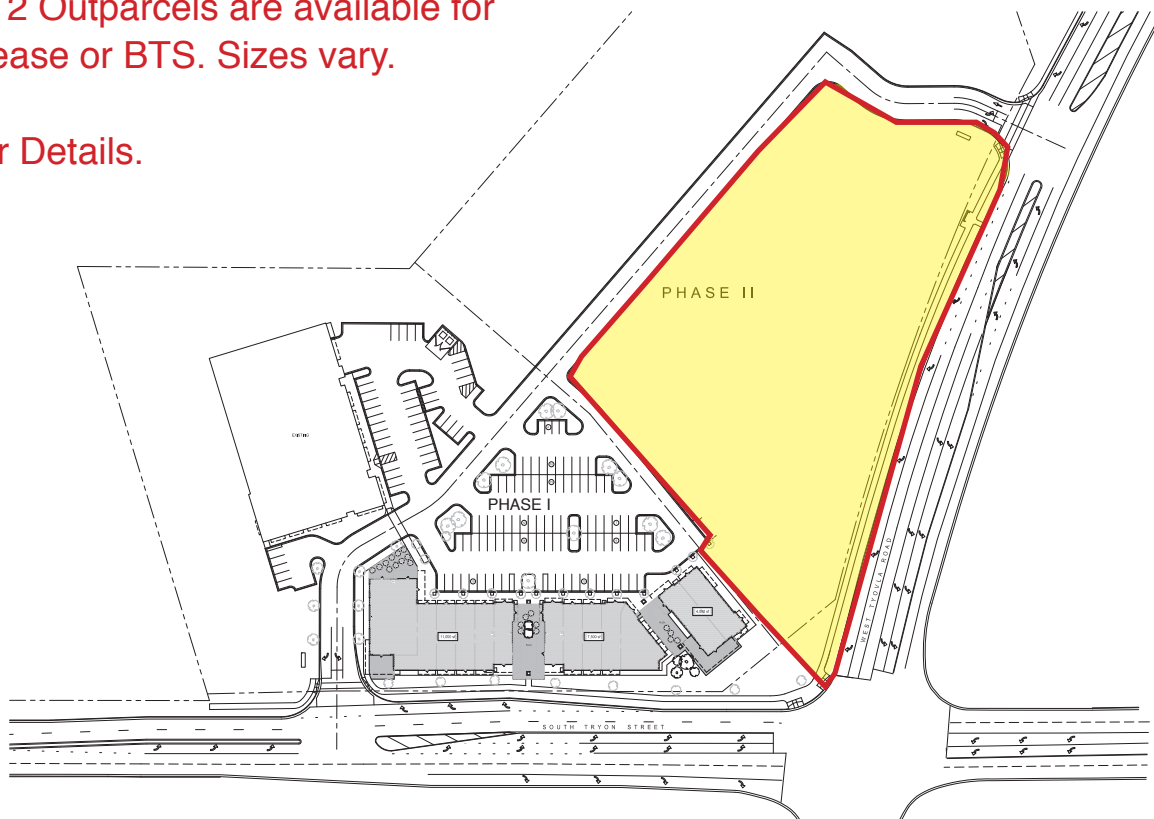
Site Plan



PROPOSED SITE PLAN PHASE 2

Phase 2 Outparcels are available for sale, lease or BTS. Sizes vary.

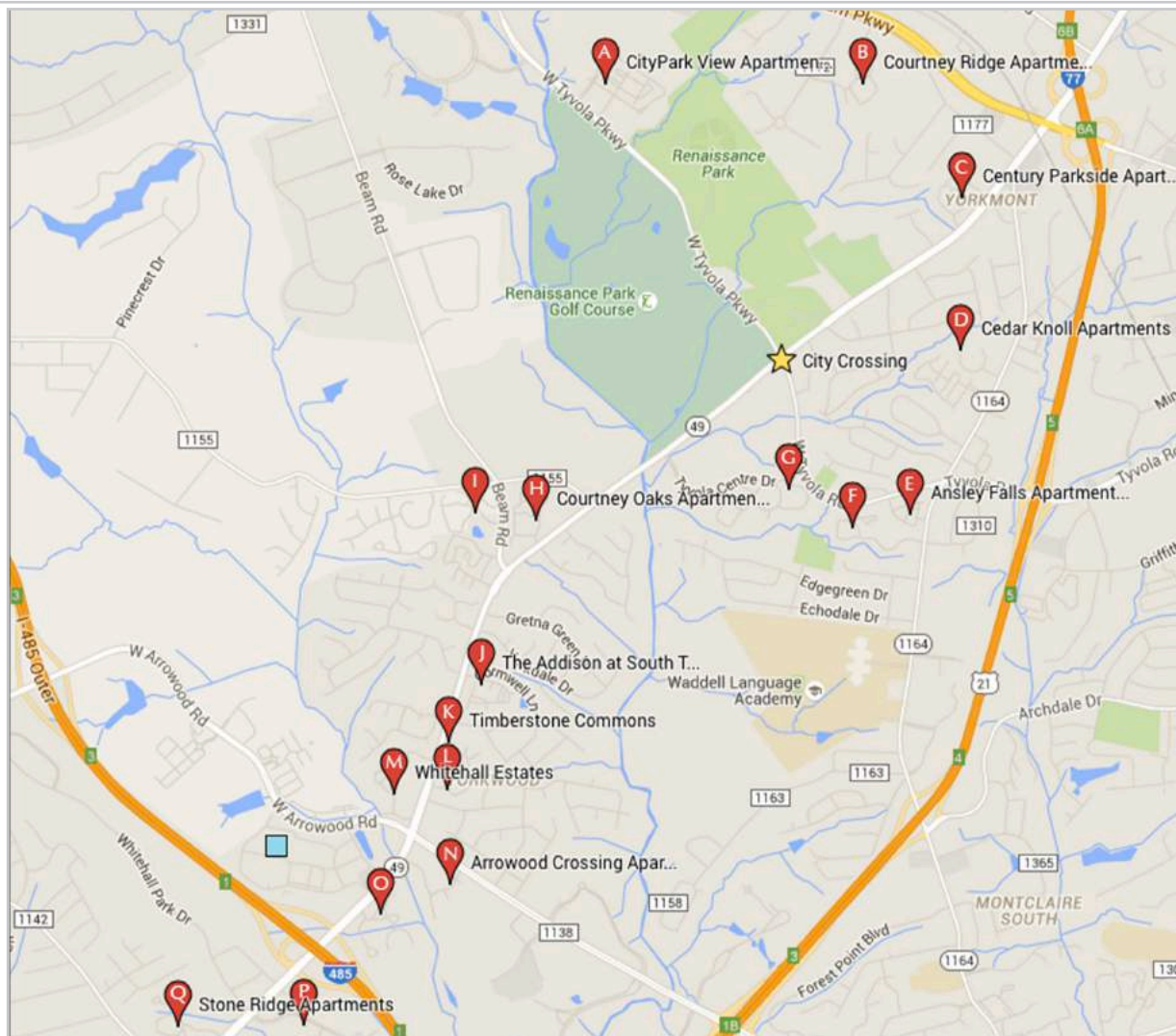
Call for Details.



PROPOSED FACADE INSPIRATION



NEARBY APARTMENT COMPLEXES



A. City Park View Apartments

Units: 2000+

B. Courtney Ridge Apartments

Units: 280

C. Century Parkside Apartments

Units: 300

D. Cedar Knoll Apartments

Units: unknown

E. Ansley Falls Apartments

Units: 274

F. The Pointe Apartments

Units: 340

G. Tyvola Center Apartments

Units: 404

H. Courtney Oaks Apartments

Units: 280

I. Hideaway Lake Luxury Apartments

Units: 274

J. The Addison at South Tryon

Units: 331

K. Timberstone Commons

Units: 200

L. Colonial Village at South Tryon

Units: 215

M. Whitehall Estates

Units: 298

N. Arrowood Crossing Apartments

Units: 200

O. Coffey Creek Apartments

Units: 420

P. Ayrley Town

Units: 98

Q. Stone Ridge Apartments

Units: 318

For more information please contact:

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

