



# 800 North Tryon Street

Charlotte, North Carolina 28206

Uptown

9th Street Station

Proposed 11th Street Station

Blue Line

Site

Future Silver Line

84,000 VPD

277

## Uptown Land for Sale/Joint Venture

+/- 0.447 AC at 11th & North Tryon Street



# Uptown Land Available for Sale/Joint Venture

Land for sale/joint venture in uptown Charlotte zoned UMUD. Located at the corner of 11th and North Tryon Street in desirable Uptown Charlotte. Clean Phase 1 & 2 environmental reports, the geotechnical survey has been completed for up to a 40-story building. Massing studies available for potential hotel, apartment, and office building information is available upon request.

This property is located along the proposed future LYNX Silver Light Rail line and intersects with the existing Blue Line. The Silver Line is a proposed east-west light rail line in Charlotte, North Carolina. The Silver Line would connect the outlying cities and towns of Belmont, Matthews, Stallings, and Indian Trail to Uptown Charlotte and the Charlotte Douglas International Airport.

## Property Details

<b>Address</b>	800 North Tryon Street   Charlotte, NC 28206
<b>Availability</b>	+/- 0.447 AC Available for Sale/Joint Venture
<b>Square Footage</b>	Can accomodate up to +/- 245,858 SF
<b>Zoning</b>	UMUD
<b>Parking</b>	Preliminary work done regarding parking deck
<b>Traffic Counts</b>	North Tryon Street   13,000 VPD I-277   84,000 VPD
<b>Sale Price</b>	Call for Details



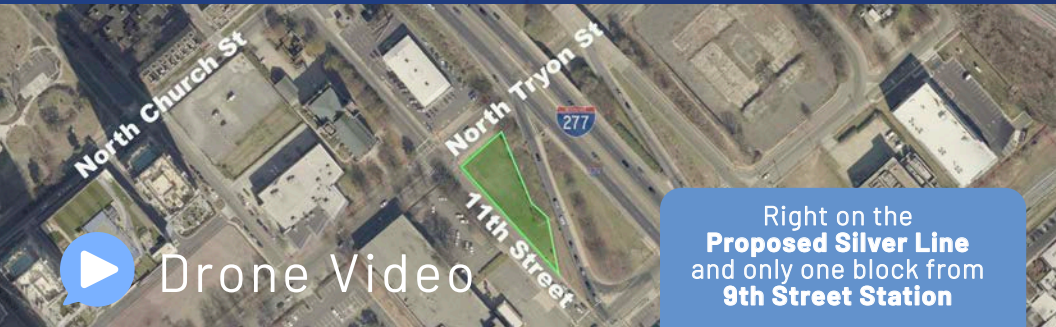
## Unique experiences, a diverse community, thrilling entertainment.

### Uptown is alive.

- 1 Block from Silver Line 9th Street Station
- Rare Opportunity in Uptown Submarket
- Up to 40-Story Building Approved for Site
- Great for Hotel, MultiFamily or Office Building

## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Population</b>	7,566	39,318	71,554
<b>Avg. Household Income</b>	\$90,504	\$96,982	\$111,226
<b>Median Household Income</b>	\$66,788	\$75,329	\$82,957
<b>Households</b>	3,195	15,265	27,769
<b>Daytime Employees</b>	3,841	16,570	35,889



Drone Video

Right on the Proposed Silver Line and only one block from 9th Street Station



# Lynx Silver Line

## Highlights

Current Status  
**DESIGN STAGE**

26  
**Miles**

27  
**Stations**

10+  
**Park + Rides**

# 26 Miles

Southeast & West Corridor  
Connecting Matthews to Belmont

## Overview

The 2030 Transit Corridor System Plan consists of multiple transit modes in five corridors, a series of improvements in Charlotte's transportation infrastructure to link our area's key centers of economic activity.

CATS is now embarking on a plan to build the Silver Line, a 26-mile alignment that would connect the city's sports, entertainment and cultural venues, and also provide links to major transit and transportation hubs across the metro area's southeast and west corridors.

## Destinations



Bojangles Coliseum  
Bank of America Stadium  
BB&T Ballpark  
Ovens Auditorium



Novant-Matthews Hospital



CPC Central and  
Levine Campuses



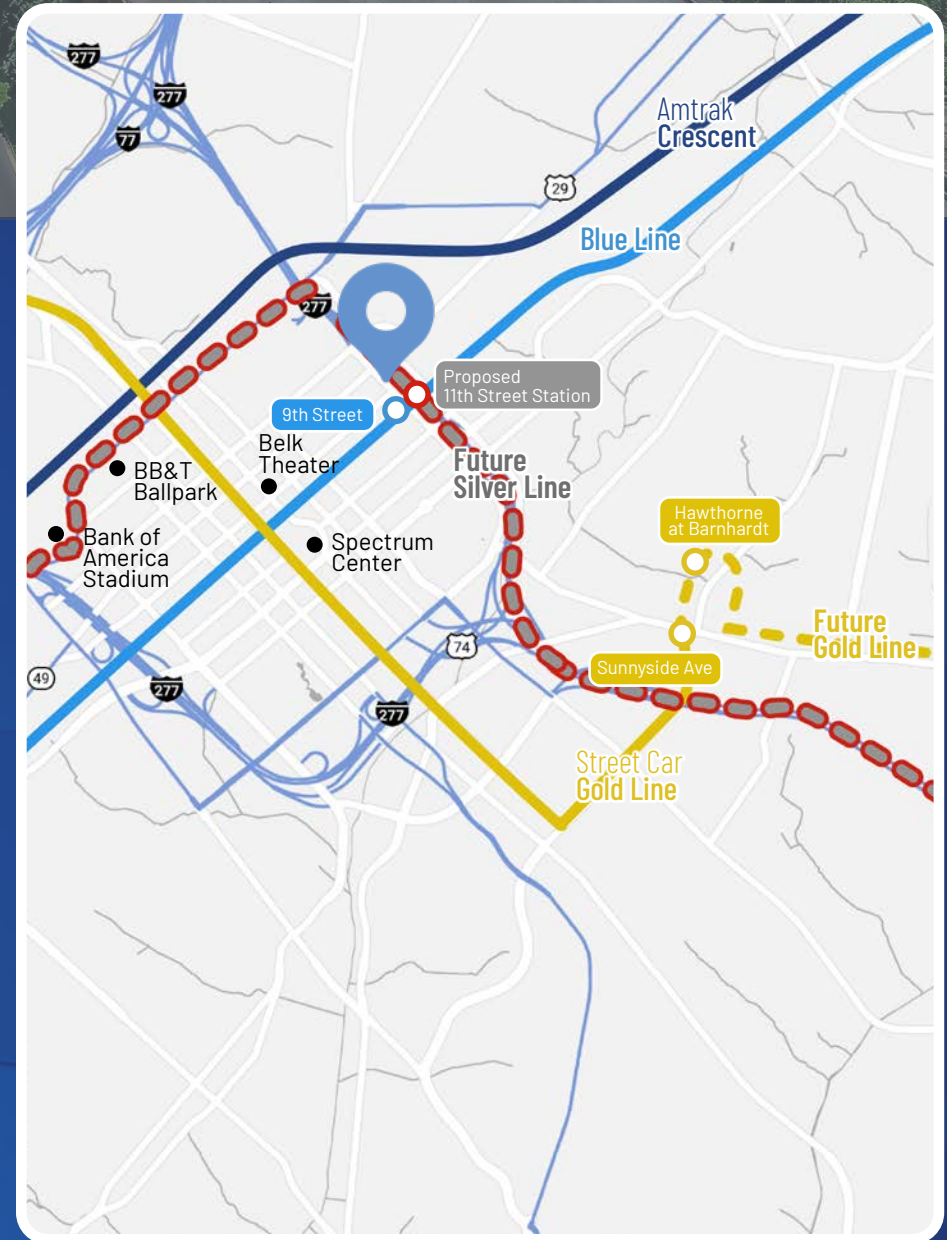
Bank of America  
Charlotte Gateway District



LYNX Blue Line



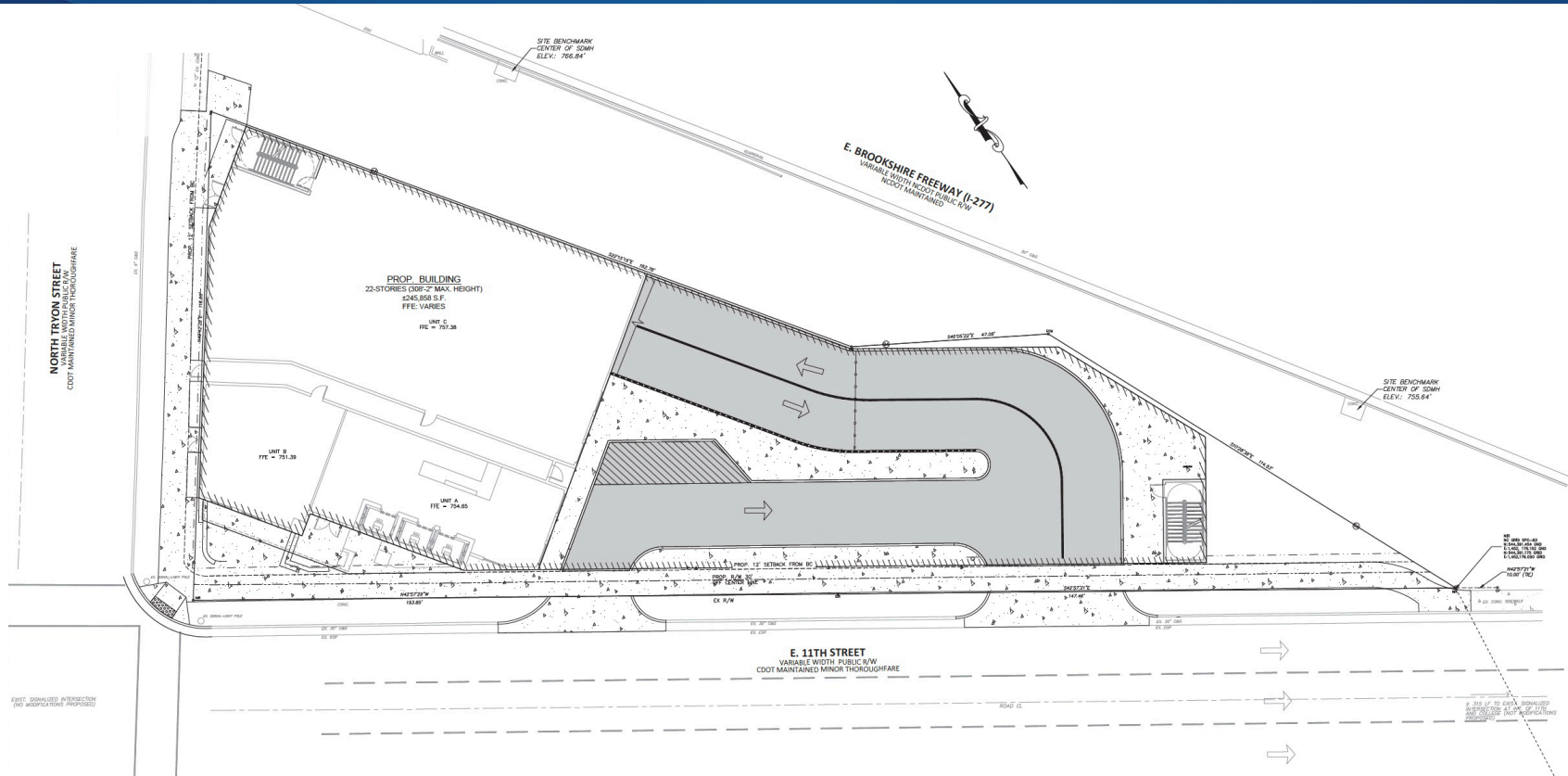
Charlotte Douglas International Airport







# Conceptual Site Plan



## Building Overview

Total Building Area	+/- 245,858 SF
Site Area	+/- 19,515 SF / +/- 0.477 AC
Number of Floors	22
Building Height	308'-2"
Construction Type	Type 1A Concrete

## Bike Parking

Long-Term	15 Spaces
Short-Term	2 Spaces

## Space Breakdown

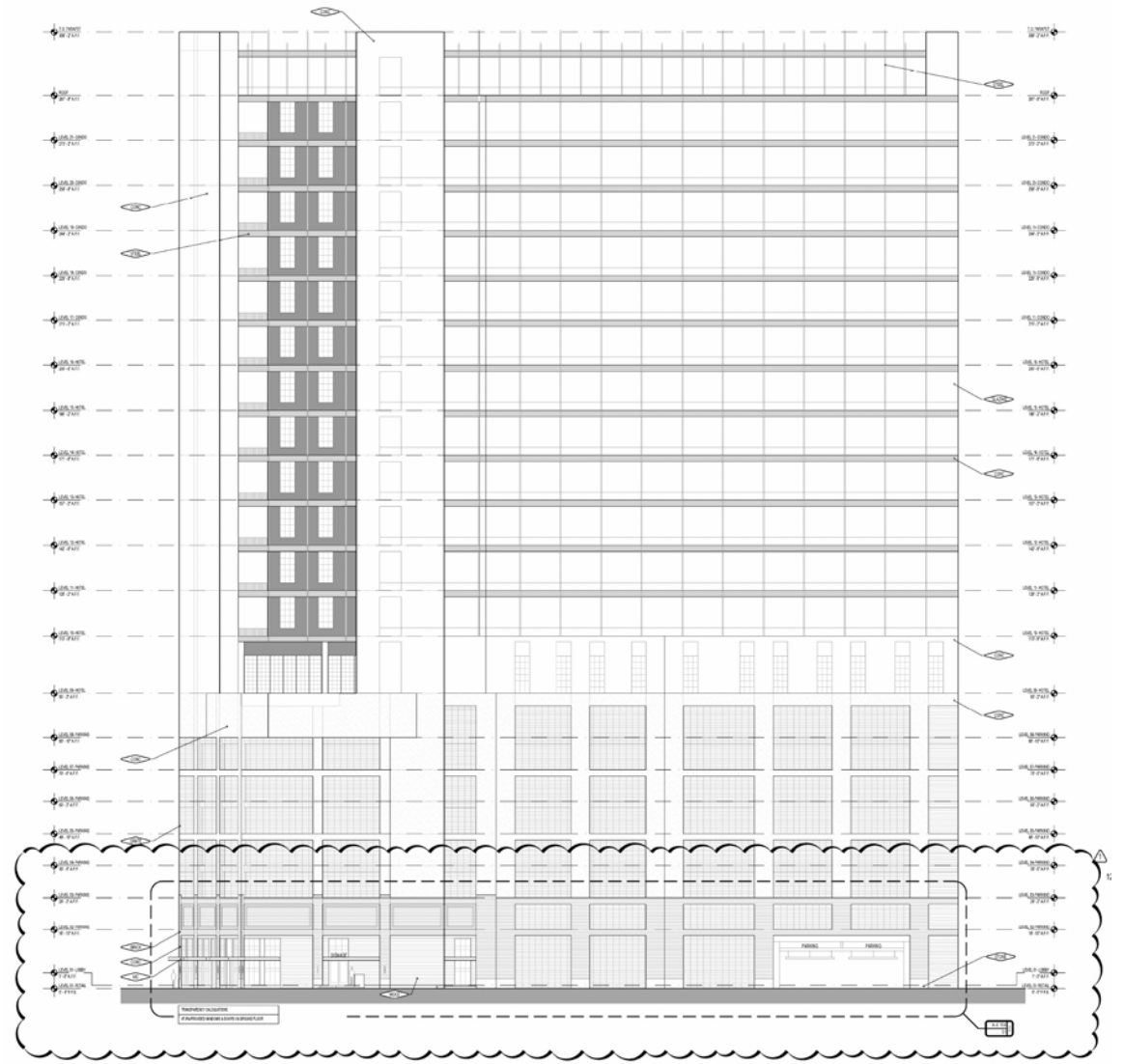
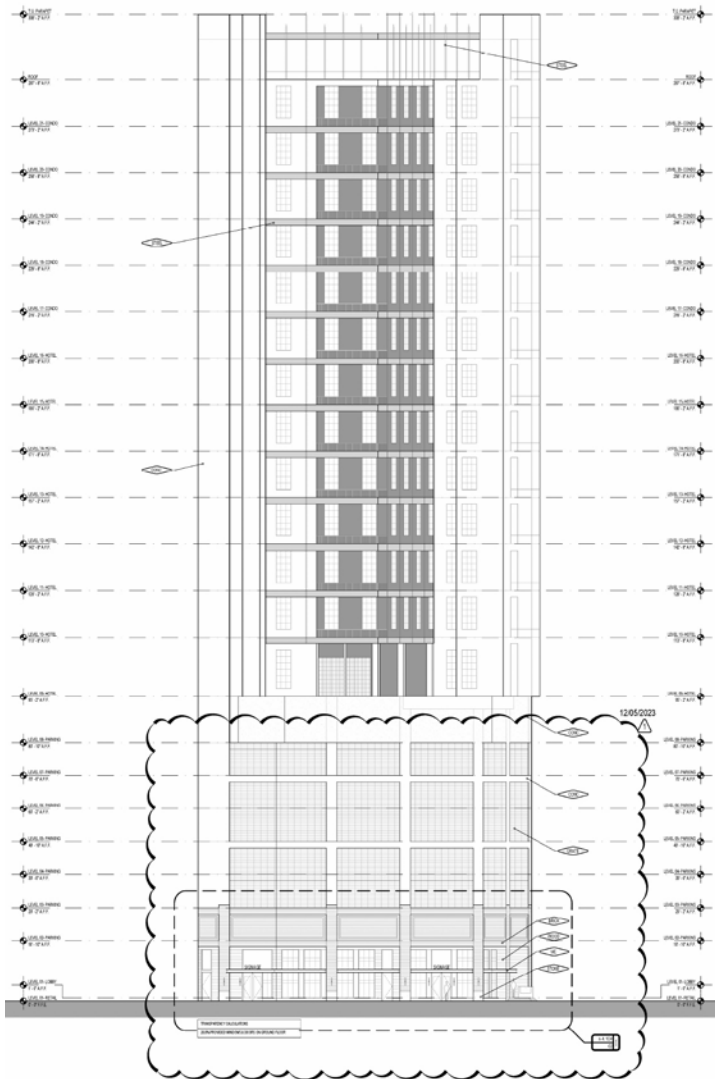
Retail	7,655 SF (1st Floor)
Restaurant/Conference/Pool	16,137.63 SF (9th Floor)
Hotel Rooms	26 Rooms/Floor x 8 Floors 208 Rooms (Floors 10-17)
Residential Condos	30 Units (Floors 18-22)

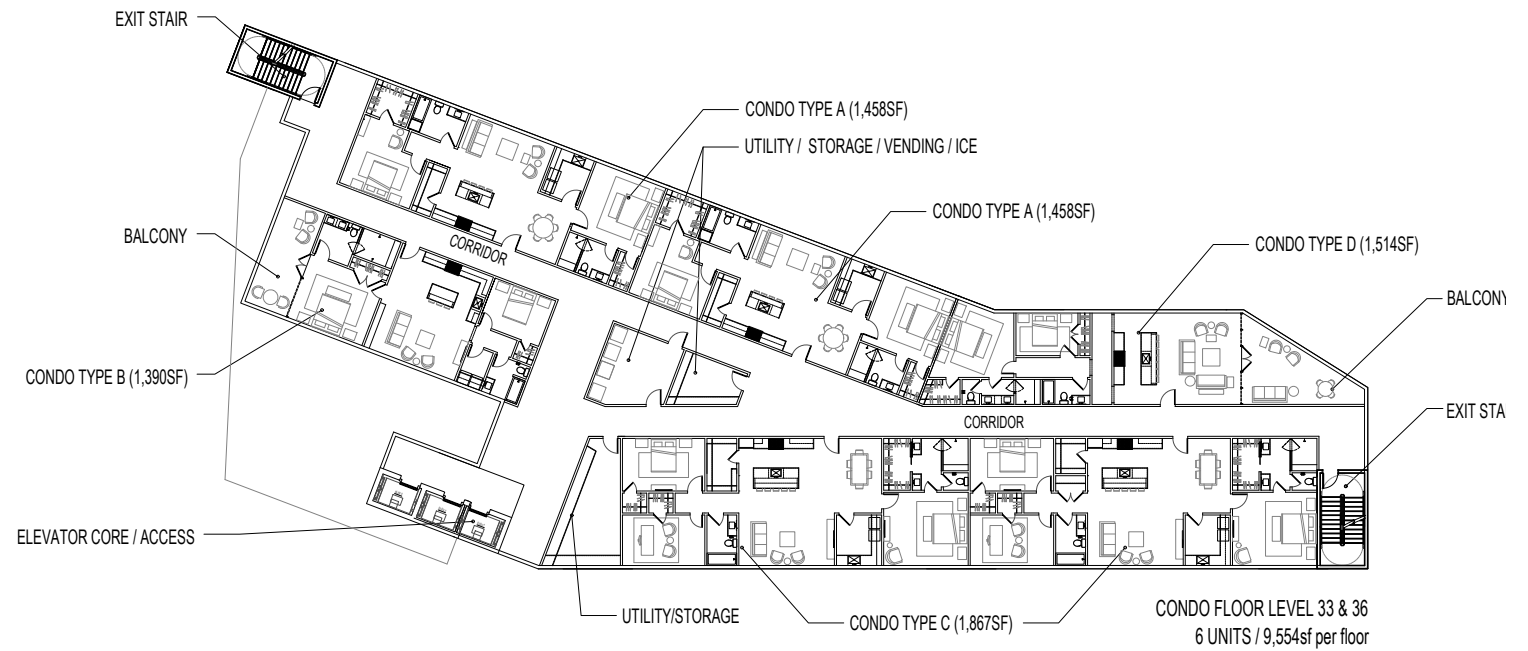
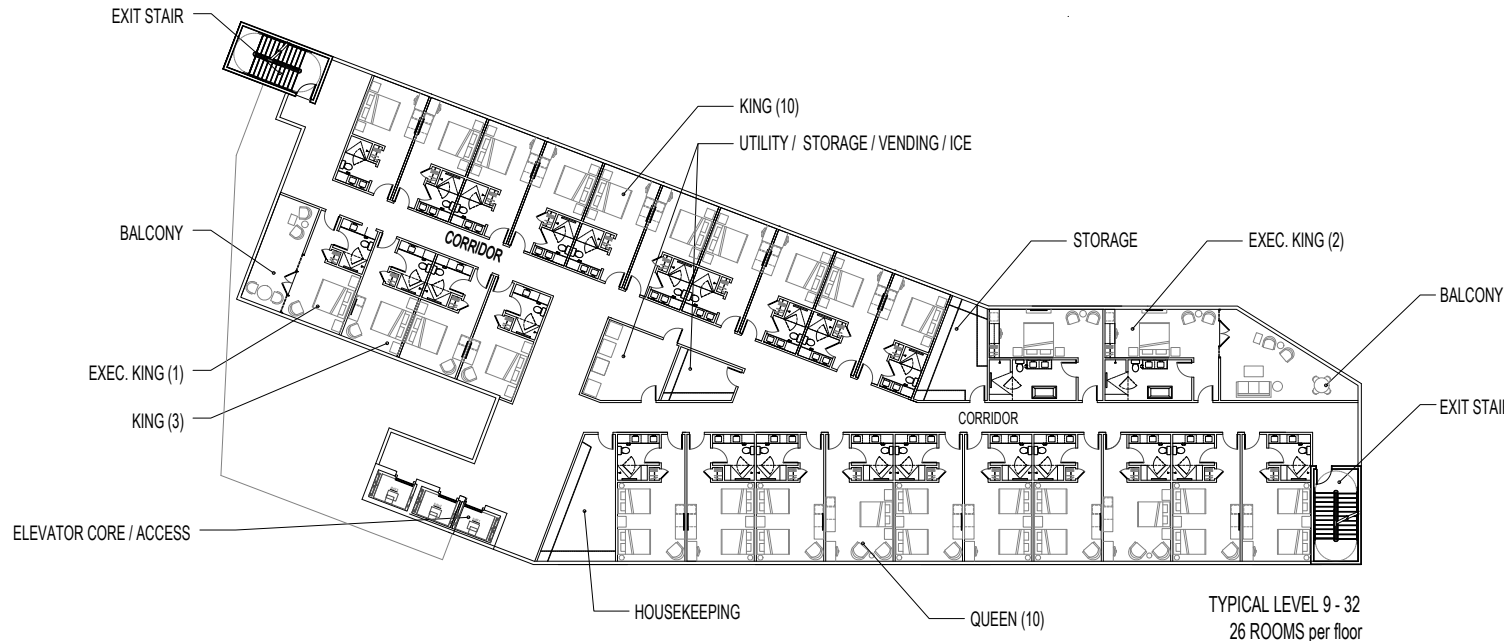
## Other Details

Use Types	Retail, Restaurant, Conference, Hotel, Residential Condos
Setbacks	Front: 12 FT Rear/Side: 0 FT

## Parking Summary

Retail & Restaurant	No Parking Required (Commercial Area < 20,000 SF)
Hotel	104 Spaces Required (1/20 Rooms)
Condo	30 Spaces Required (1 Space/Unit)
<b>Total Required</b>	<b>134 Spaces</b>
<b>Total Provided</b>	<b>171 Spaces</b>









Belmont

Plaza  
Midwood

First  
Ward

New Residential  
Development

84,000 VPD

Site

N College St

Future Silver Line

N. Tryon Street

E. 11th Street







North End

NoDa

Proposed "Queens Park"  
220-Acre Green Space

**JEFFERSON**  
APARTMENT GROUP  
Multi-Family Development  
350 Units

OPTIMIST HALL



Blue Line

Future Residential  
Development

College Street

84,000 VPD



Site

N. Tryon Street

Future Silver Line

E. 11th Street





Contact for Details

**John Nichols**

(704) 373-9797

[jnichols@thenicholscompany.com](mailto:jnichols@thenicholscompany.com)

**Lauren Bremer**

(980) 226-6911

[lauren@thenicholscompany.com](mailto:lauren@thenicholscompany.com)



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.