



800 North Tryon Street

Charlotte, North Carolina 28206

Uptown

Site

Future Red Line

Future Silver Line

9th Street Station

Proposed
11th Street Station

84,000 VPD

Blue Line

New Residential
Development

N. College Street

N. Tryon Street

Uptown Land for Sale/Joint Venture

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

Uptown Land

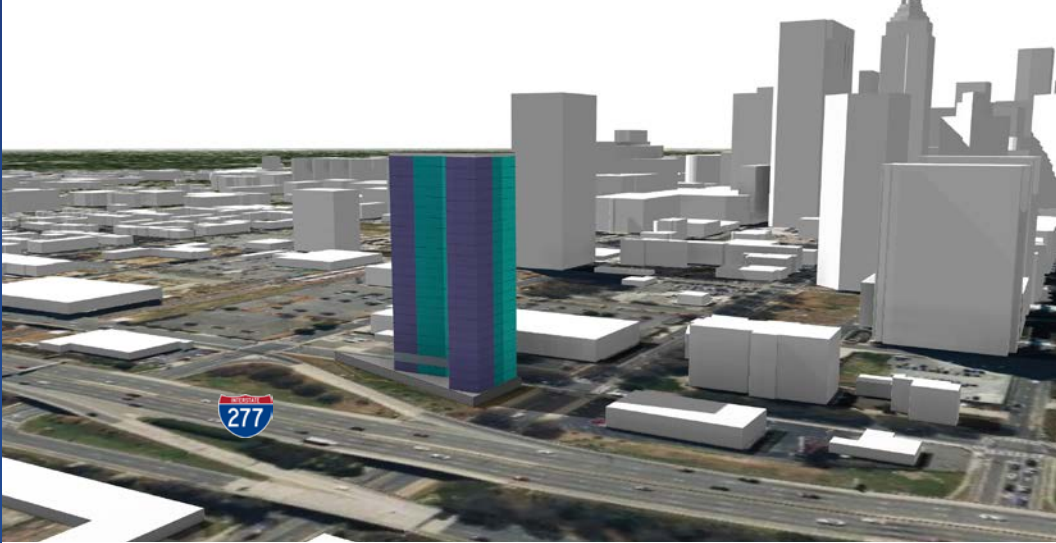
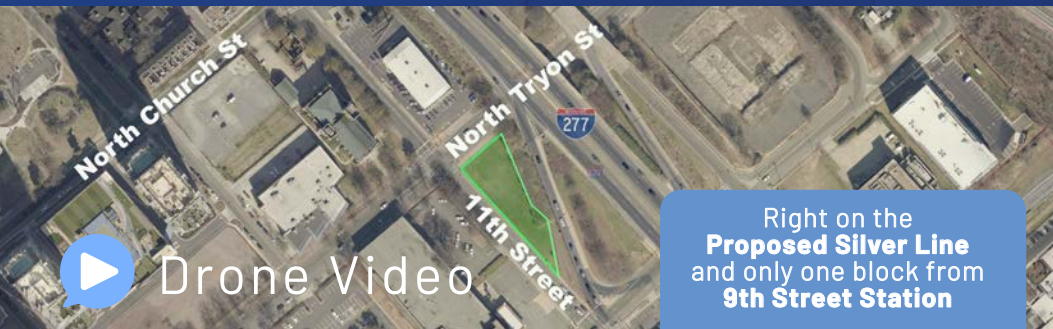
Available for Sale/Joint Venture

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

Address	800 North Tryon Street Charlotte, NC 28206
Availability	+/- 0.447 AC Available for Sale/Joint Venture
Square Footage	Can accomodate up to +/- 245,858 SF
Zoning	UMUD
Parking	Preliminary work done regarding parking deck
Traffic Counts	North Tryon Street 13,000 VPD I-277 84,000 VPD
Sale Price	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
2024 Population	21,373	126,110	278,504
Avg. Household Income	\$134,351	\$132,802	\$118,338
Median Household Income	\$95,804	\$86,746	\$73,118
Households	12,438	65,746	127,066
Daytime Employees	47,107	142,462	218,395

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



CPCC Central and
Levine Campuses



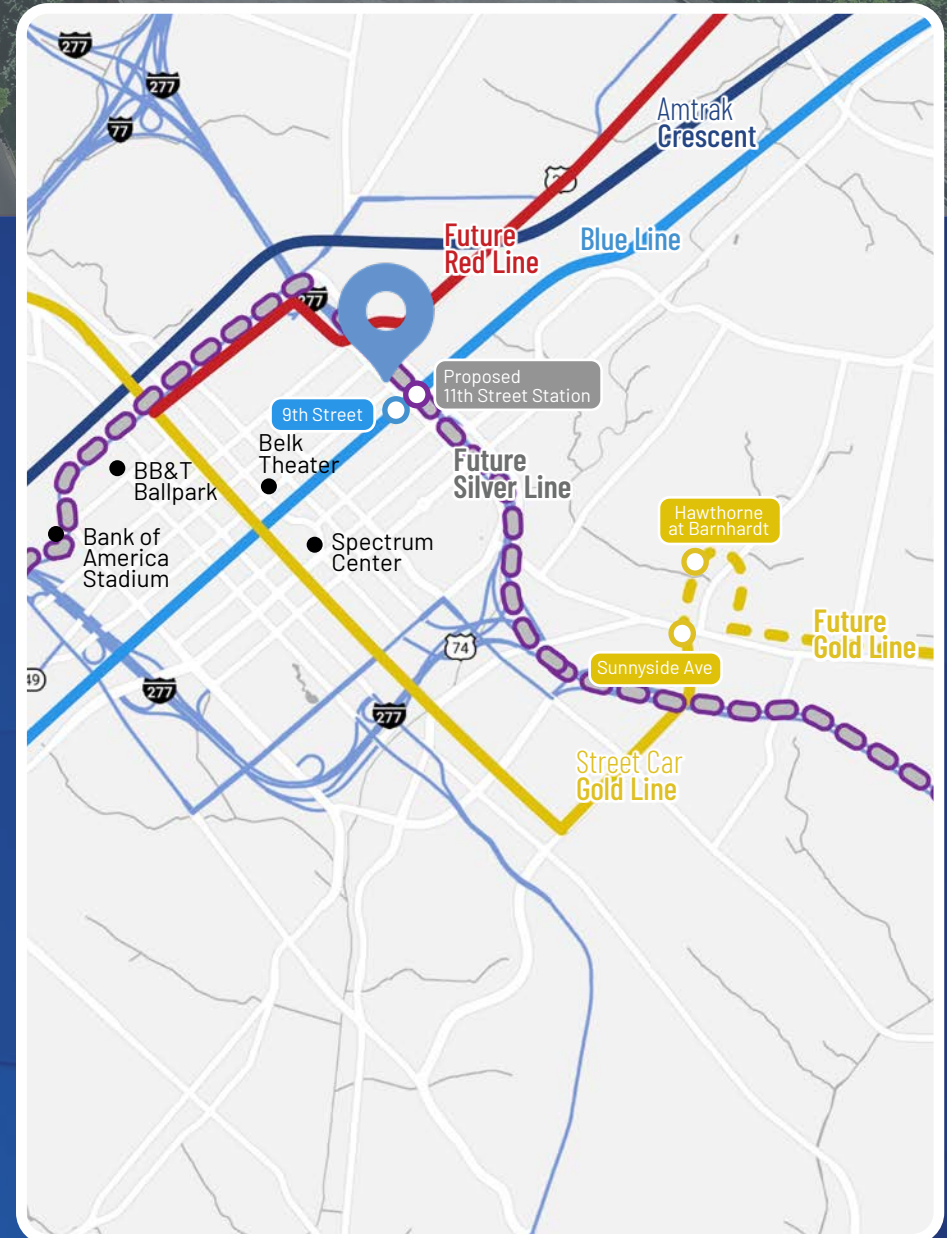
Bank of America
Charlotte Gateway District

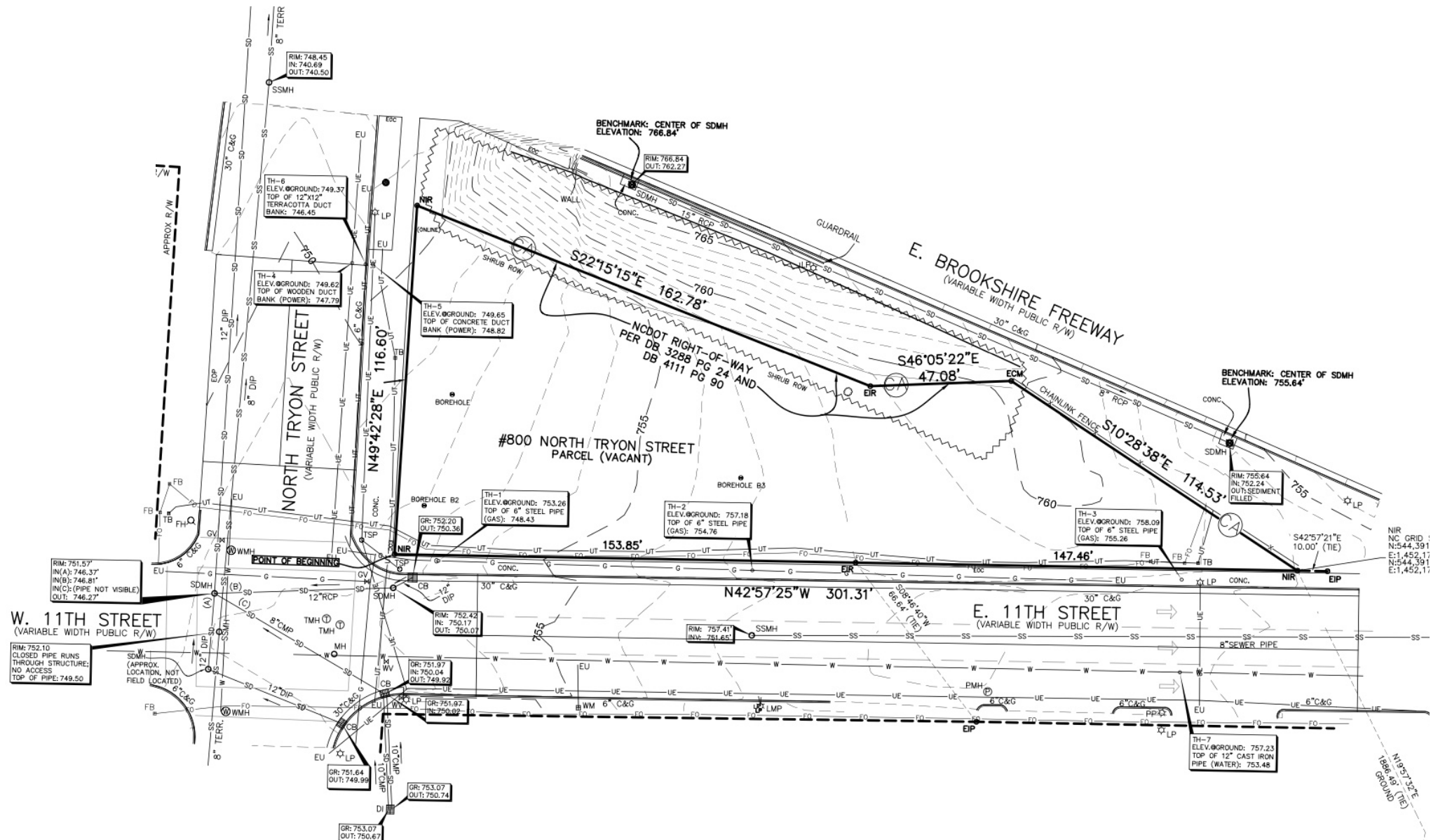


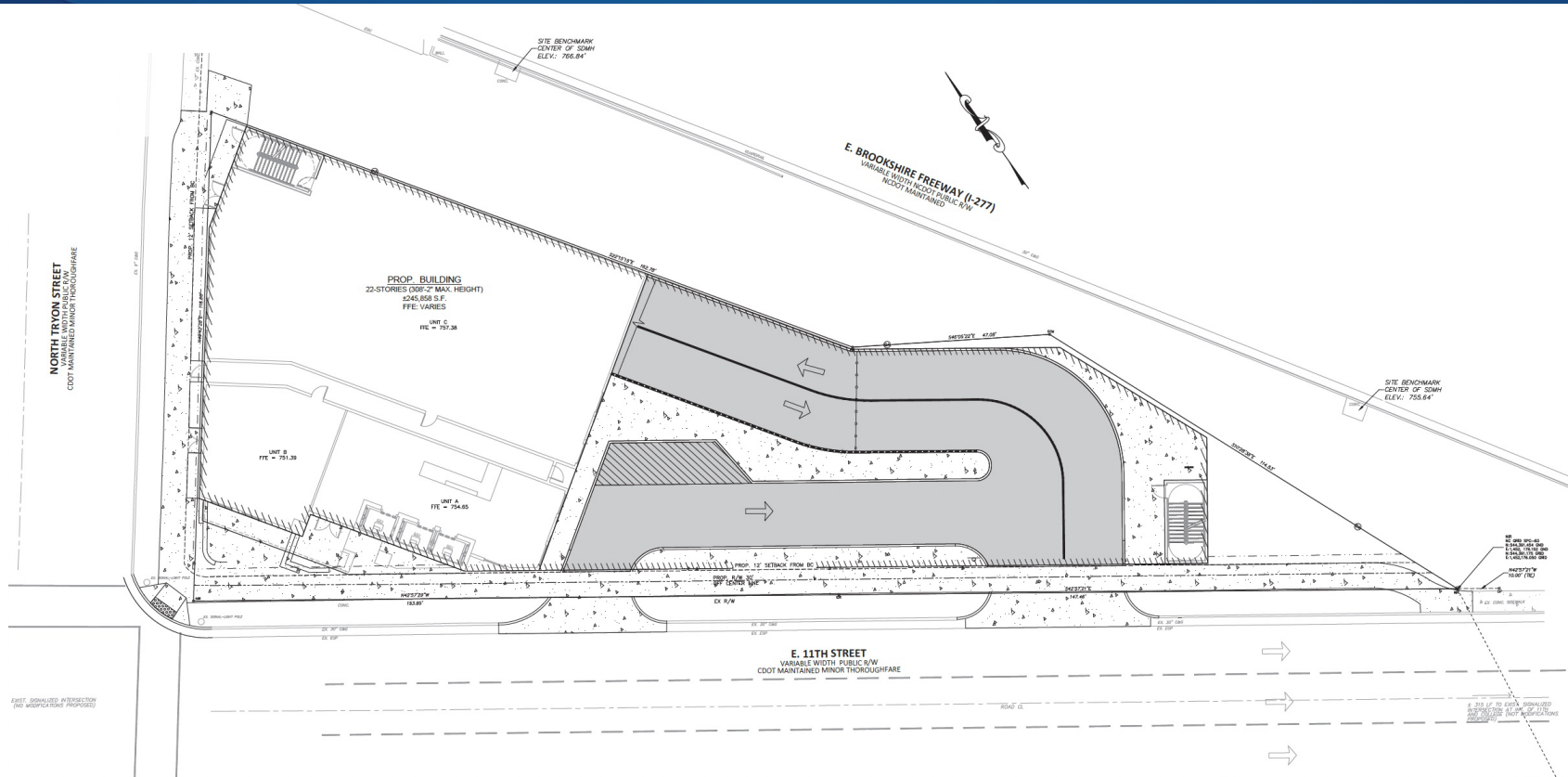
LYNX Blue Line



Charlotte Douglas International Airport







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)

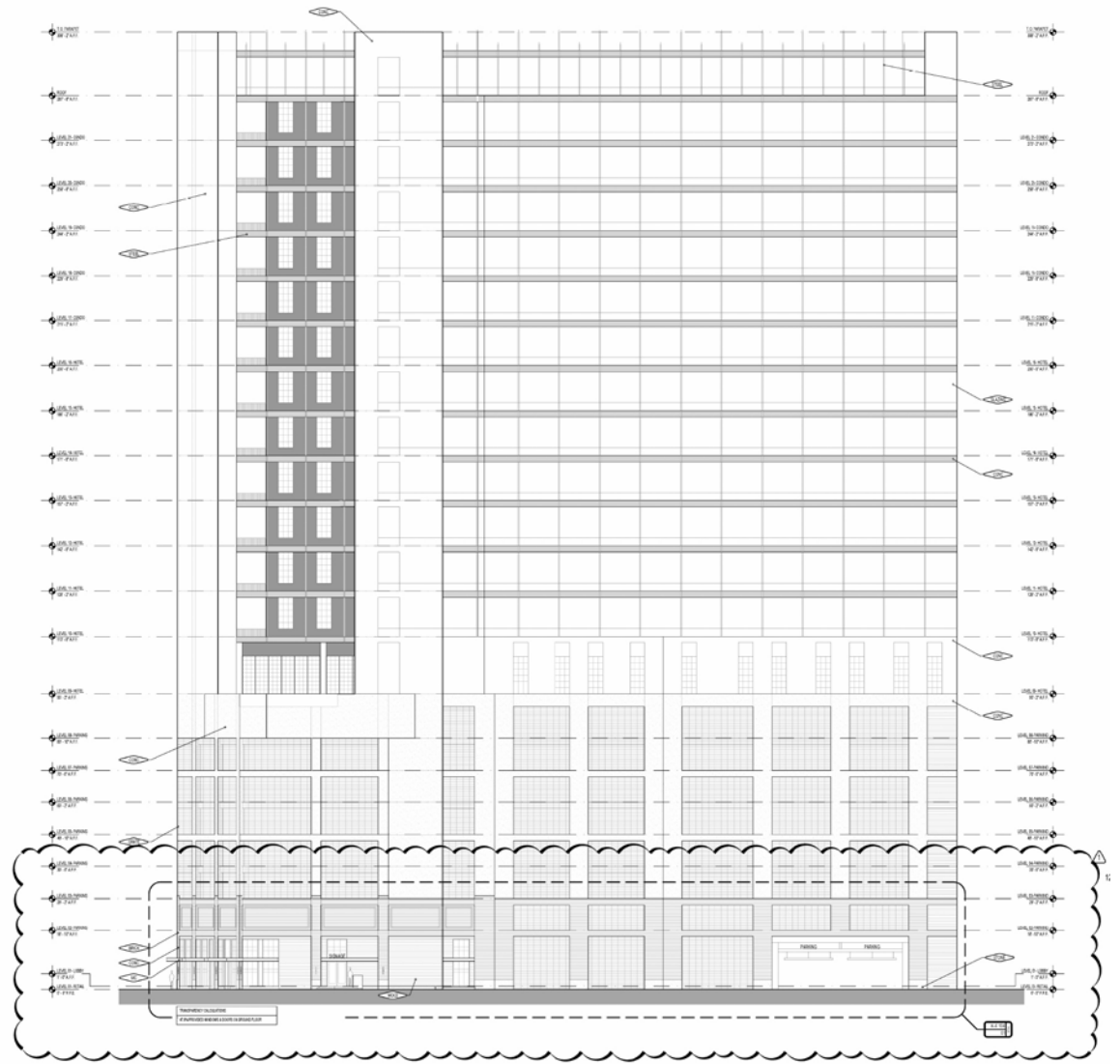
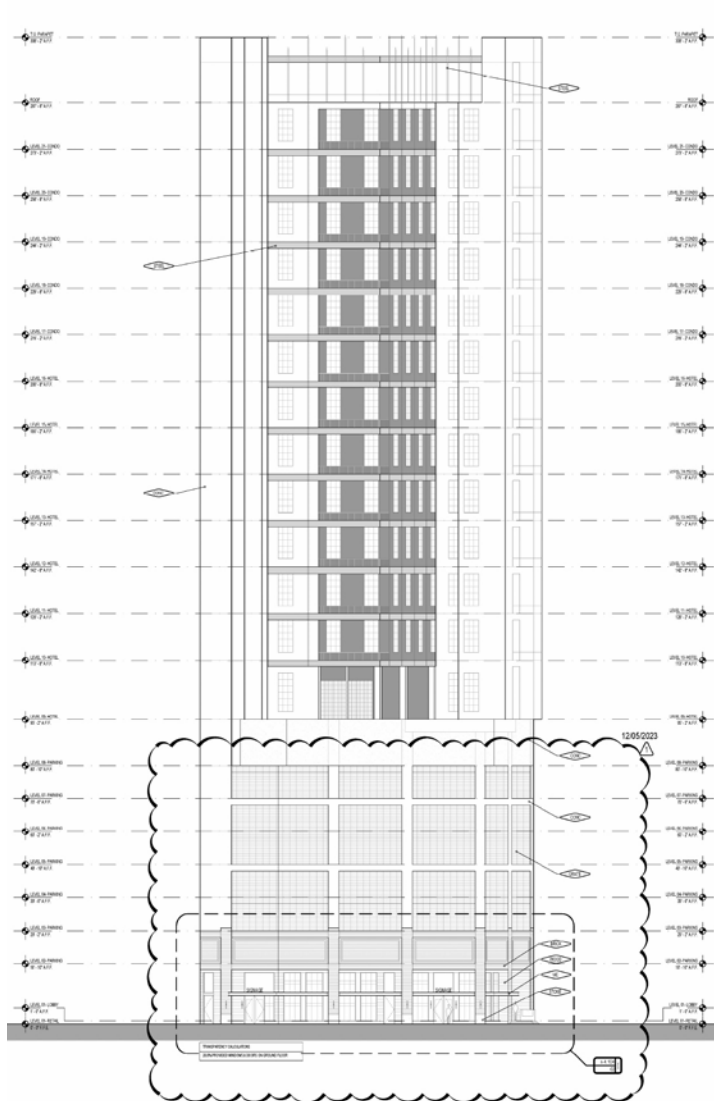
Other Details

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 Spaaces Required (1/20 Rooms)
Condo	30 Spaces Required (1 Space/Unit)
Total Required	134 Spaces
Total Provided	171 Spaces

Conceptual Renderings

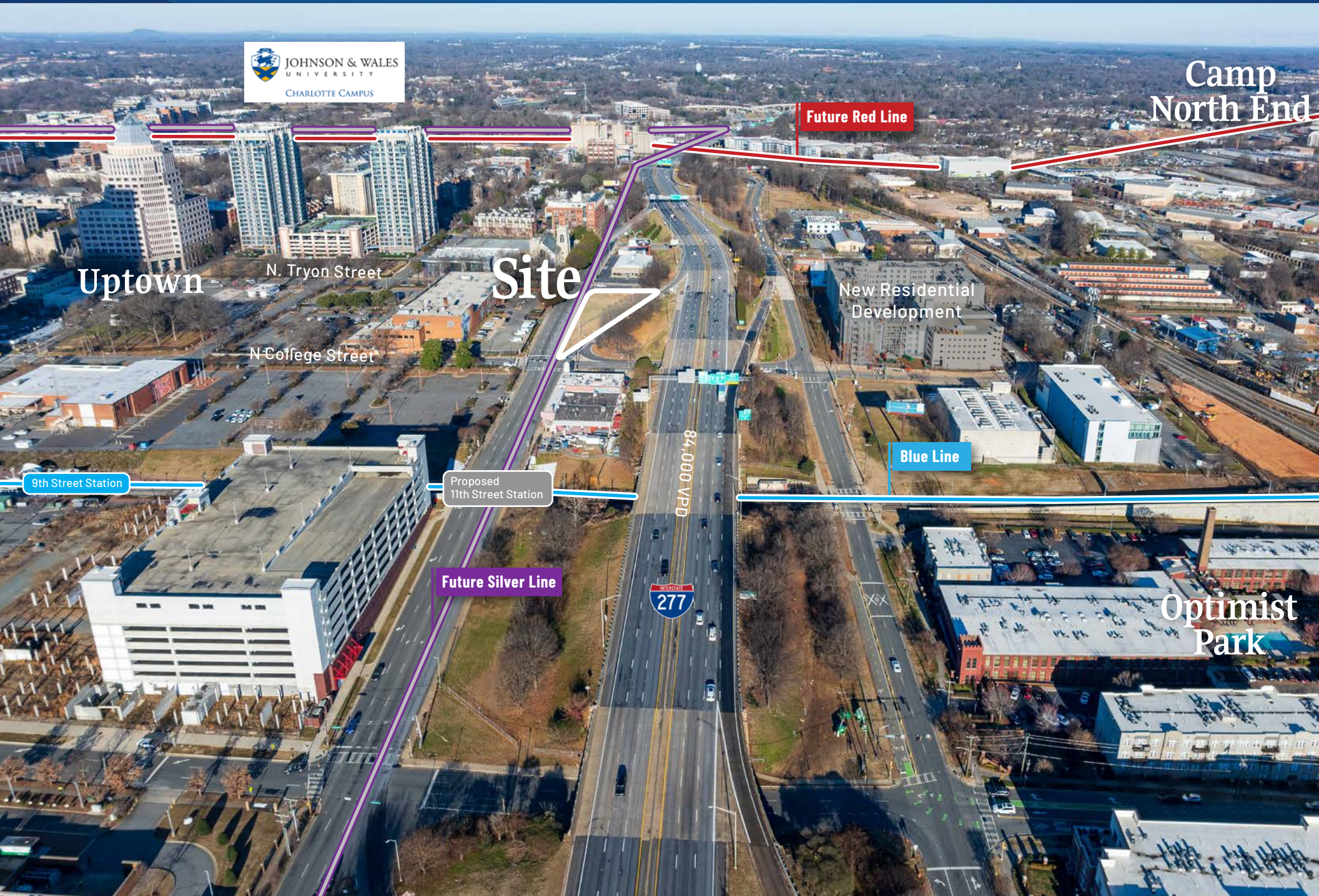








Northwest View of Site







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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.