

4426 S. TRYON STREET

CHARLOTTE, NORTH CAROLINA 28217



CONTACT FOR DETAILS

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Available for Lease

+/- 3,500 SF 2ND GENERATION RESTAURANT SPACE

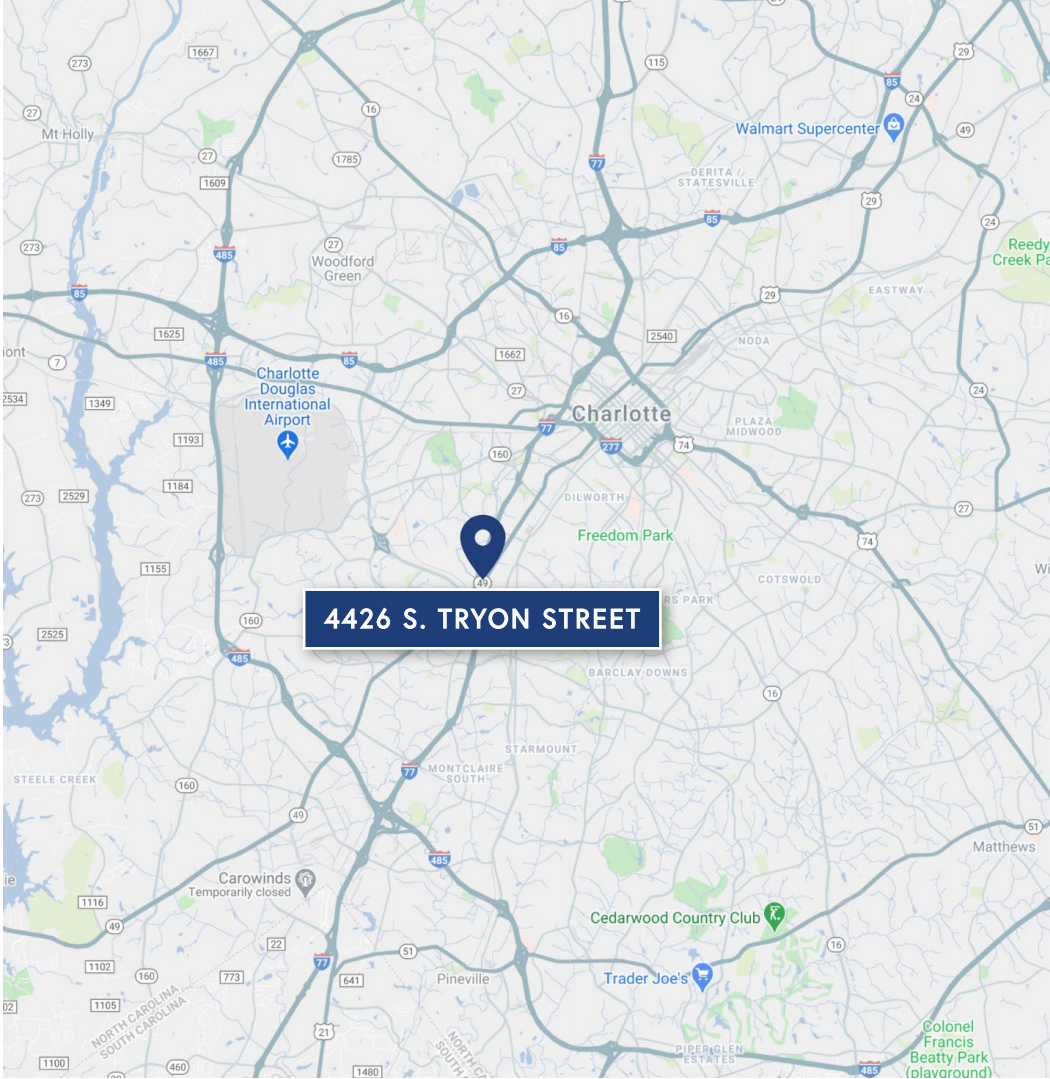
PROPERTY OVERVIEW

2ND GENERATION RESTAURANT SPACE

Opportunity to lease a 2nd generation restaurant space in the growing neighborhood of LoSo in Charlotte, NC. Located near the intersection of S. Tryon and Pressley Road, the property is a former Wendy's adjacent to McDonald's and easy access to I-77.

PROPERTY DETAILS

Address	4426 S. Tryon Street Charlotte, NC 28217
Square Footage	+/- 3,500 SF 2nd Generation Restaurant
Acreage	+/- 0.91 AC
Zoning	B2
Parking	40+ parking spaces
Traffic Counts	S. Tryon Street 19,000 VPD
Lease Rate	\$25/SF Absolute NNN
Features	Drive-thru window, walk-in cooler/freezer, hood system with fire suppression
Additional Details	FF&E Negotiable



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	5,965	84,604	224,305
Avg. Household Income	\$53,494	\$91,751	\$102,514
Median Household Income	\$35,099	\$58,952	\$62,556
Households	2,400	38,641	98,550
Daytime Employees	11,318	93,116	256,182



CLICK HERE TO VIEW DRONE VIDEO



LOSO CHARLOTTE, NC

Derived from "Lower South End," LoSo is the catchy name encompassing this growing neighborhood. Olde Mecklenburg Brewery is the older statesman of the neighborhood, established in 2009 and is still thriving. They've since been joined by 4001 Yancey, Sugar Creek Brewing, GoodRoad Ciderworks, Queen Park Social and more. With numerous developments underway, the area is experiencing increasing growth.





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