

# 4426 S. TRYON STREET

CHARLOTTE, NORTH CAROLINA 28217



CONTACT FOR DETAILS  
GEORGE KARRES  
(704) 373-9797  
GKarres@TheNicholsCompany.com

*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

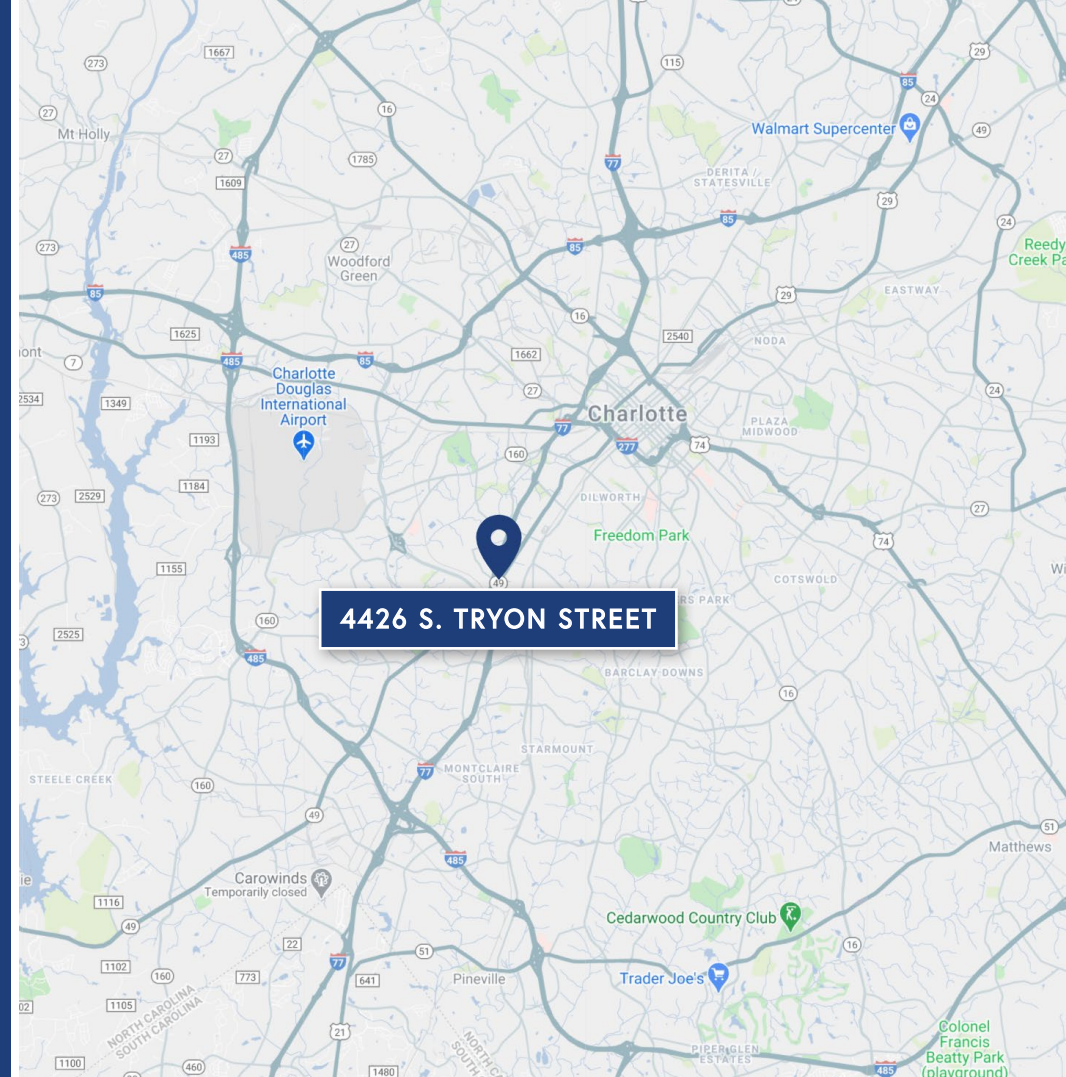
**Parking** 40+ parking spaces

**Traffic Counts** S. Tryon Street | 19,000 VPD

**Lease Rate** \$25/SF 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.





CONTACT FOR DETAILS

**GEORGE KARRES**

(704) 373-9797

GKarres@TheNicholsCompany.com



**THE NICHOLS COMPANY**

**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.