

TRIANON CONDOMINIUMS

3504 Colony Road | Charlotte, NC 28211

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Suitable for High-Density MultiFamily, Mixed-Use, Retail, Office, or Hospitality Development

Urban Core Land for Sale in SouthPark

+/- 9.134 AC Available for Sale

Property Overview

Trianon Condominiums Available for Sale

The site is a rare opportunity to enter into one of Charlotte's most exclusive submarkets, the thriving area of SouthPark. SouthPark displays rapidly growing trends in retail, office, mixed-use, hospitality and multifamily with developments booming around the site and surrounding area. Charlotte's luxury shopping destination, SouthPark Mall, is within walking distance to the Property. The area is also home to some of Charlotte's highest rated dining, including Rooster's Wood-Fired Kitchen, Baku, The Cowfish Sushi Burger Bar, BrickTops, Tuscana, Steak 48, Little Mama's Italian and many more.

Currently, Trianon Condominiums is an 18-building condo park consisting of 118 units of varying square footages. The +/- 9.134-acres of covered land is the value and the property's MUDD-0 zoning is suitable for a variety of development opportunities, including multifamily, mixed-use, retail, office, or hospitality.

Property Details

Address 3504 Colony Road | Charlotte, NC 28211

Parcel IDs 17708156, 17708224

Municipality City of Charlotte

Acreage +/- 9.134 AC

Notable Frontage
+/- 566' Roxborough Rd
+/- 519' Colony Rd
+/- 240' Rexford Rd

Buildings 18 Buildings

Units 118 Units

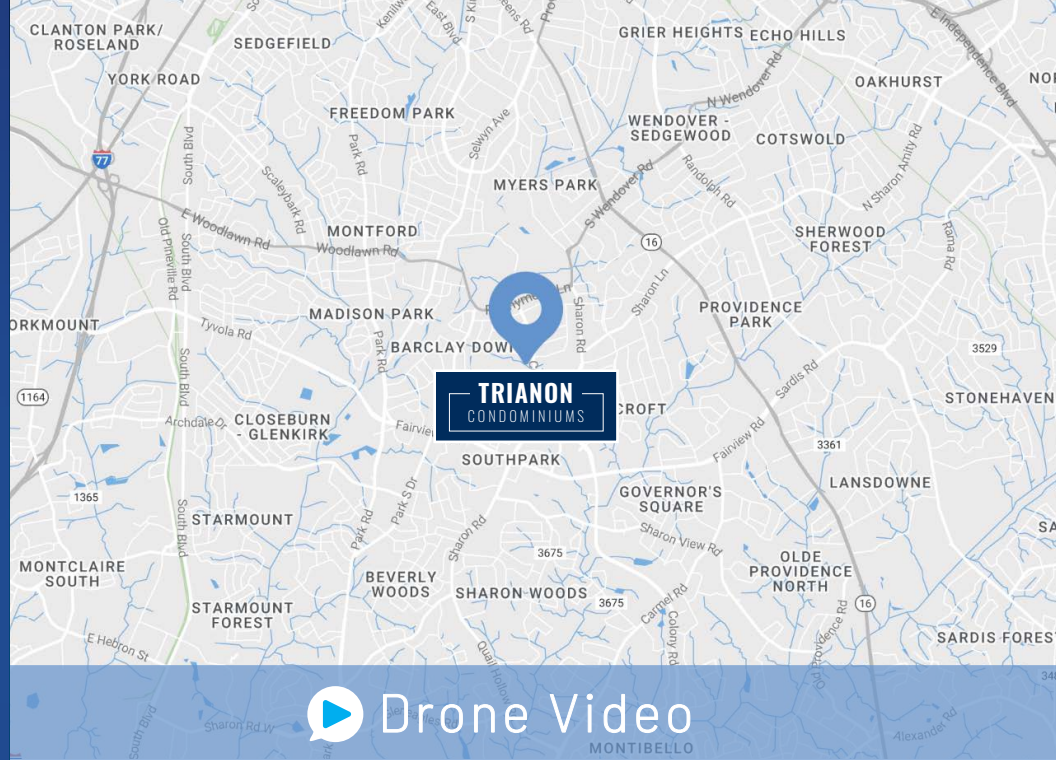
Zoning MUDD-0

Access Full access from Roxborough Rd.
Right In, Right Out access from Colony Rd.

Use Suitable for high-density multifamily, mixed-use, retail, office, or hospitality development

Traffic Counts Colony Road | 17,000 VPD

Sale Price Best Offer



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	10,110	95,050	276,498
Avg. Household Income	\$208,800	\$188,370	\$146,861
Median Household Income	\$139,896	\$125,735	\$96,739
Households	4,709	42,067	127,722
Daytime Employees	26,056	64,110	221,725

*This site is being marketed on behalf of the Trianon Condominiums Association, Ltd.

Contact for Details

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