



Withrow Downs Center

11815-11915 North Tryon Street | Charlotte, North Carolina 28262



Available for Sale

+/- 4,200 SF Retail, Office, Medical, Service, and Other Commercial Uses

Property Overview

Withrow Downs Center Available for Sale

+/- 4,200 SF commercial condo available for sale at Withrow Downs Center in Univeristy City. The space is suitable for retail, office, medical, service, or other commercial uses. Conveniently located on North Tryon Street, this is an excellent opportunity to be located near notable Charlotte points of interest: The University of North Carolina at Charlotte, PNC Music Pavilion, Concord Mills Mall, and Charlotte Motor Speedway.

Property Details

Address 11815-11915 North Tryon Street | Charlotte, NC 28262

Availability +/- 4,200 SF Available for Sale

Square Footage +/- 1,200 SF - Suite A
+/- 1,500 SF - Suite B
+/- 1,500 SF - Suite C
+/- 4,200 SF Total

Use Suitable for retail, office, medical, service or other commercial uses

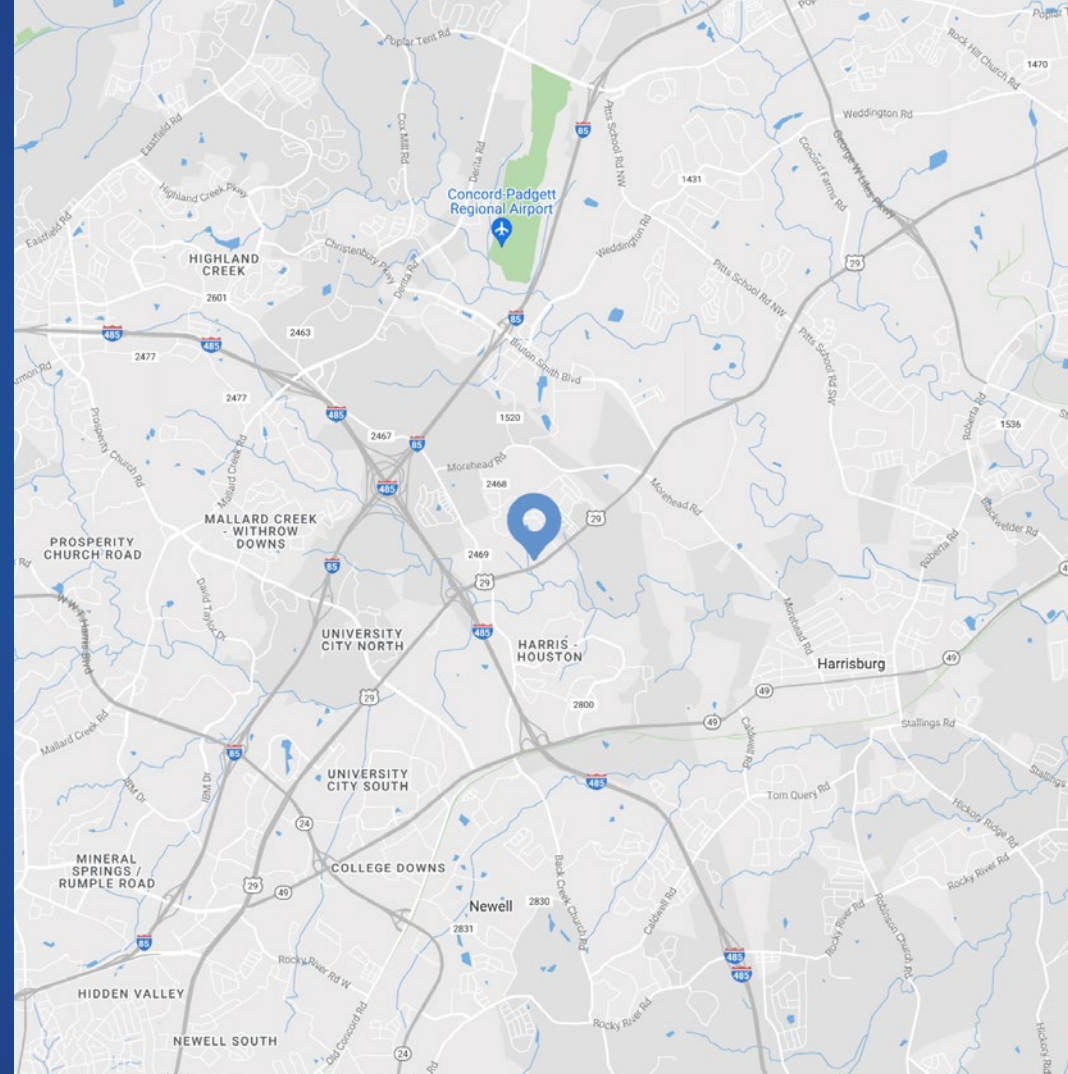
Zoning B-1

Parking Abundant parking

Traffic Counts North Tryon Street | 36,000 VPD

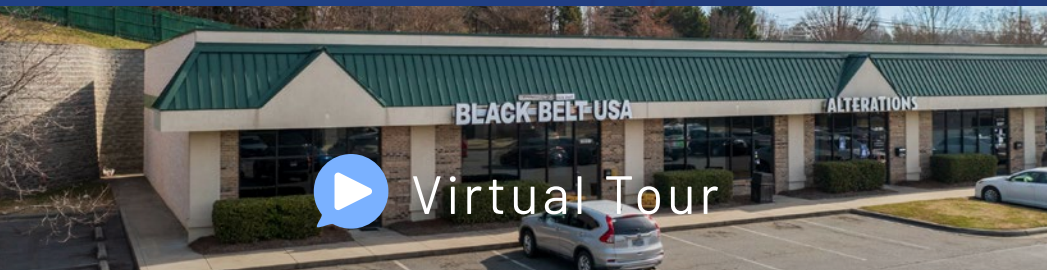
Additional Notes Black Belt USA owns the units and is currently still operating
PLEASE DO NOT DISTURB TENANT

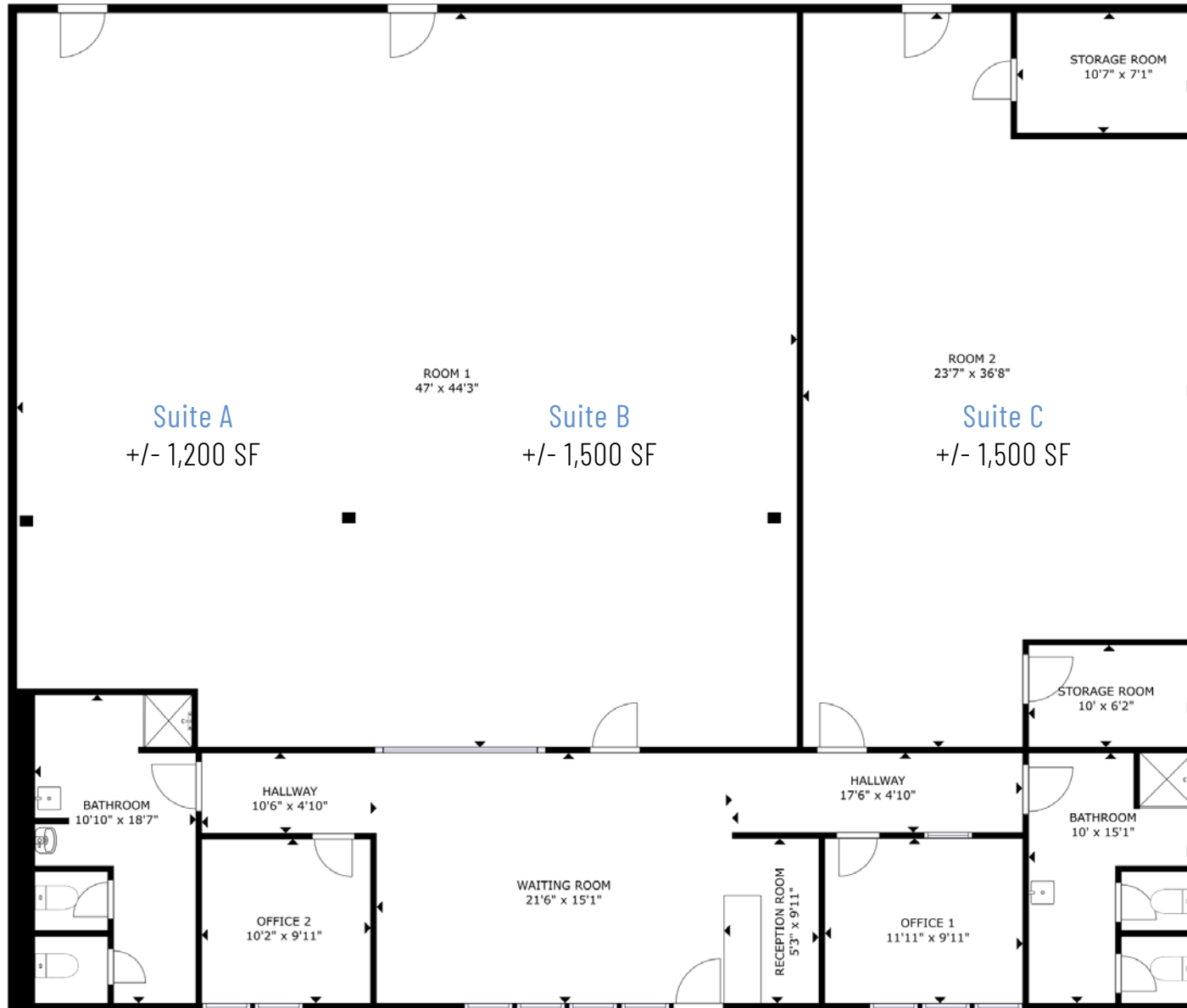
Pricing Call for Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	7,624	63,476	166,062
Avg. Household Income	\$83,749	\$81,405	\$104,952
Median Household Income	\$65,914	\$61,812	\$77,051
Households	3,107	12,394	62,065
Daytime Employees	,057	21,690	69,136





Available

Suite A

+/- 1,200 SF

Suite B

+/- 1,500 SF

Suite C

+/- 1,500 SF

Total +/- 4,200 SF

***Units are currently combined and can be separated by a new owner**

Interior Photos



Market Overview



University City

Charlotte, NC

Home to the University of North Carolina at Charlotte and more than 20 regional offices for Fortune 500 companies, University City is a lively trade area. University City is essentially (but not officially) its own city. The neighborhood is named for one shining tenant: The University of North Carolina at Charlotte.

Despite its proximity to the city, the university and its lively student culture have brought college-town spirit – not to mention fun pubs, dining hot spots and extensive retail – to the area. On football Saturdays, crowds dressed in green, white and gold pile into Jerry Richardson Stadium to cheer for the Charlotte 49ers. During the week, the neighborhood is all business. With more than 20 regional offices for Fortune 500 companies in this area, University Executive Park, University Research Park and Innovation Park employ thousands, and the completion of the LYNX Blue Line light rail extension makes access to Center City faster than ever.





Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com



Website

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.