



# +/- 1.291 AC LoSo Development Opportunity

401 Bowman Rd, 3910 S. Tryon St, 3920 S. Tryon St | Charlotte, North Carolina 28217

Clanton Rd  
Development  
357 MultiFamily Units  
47 Townhomes

Luxury  
Apartments  
Kairoi Residential

South End

South Tryon  
Townhomes  
Ryan Homes

LoSo

LoSo Walk  
Beauxwright & Dan Ryan Builders  
87 Townhomes

Site



New Bern Station



Scaleybark Station



21,000 VPD

S. Tryon St



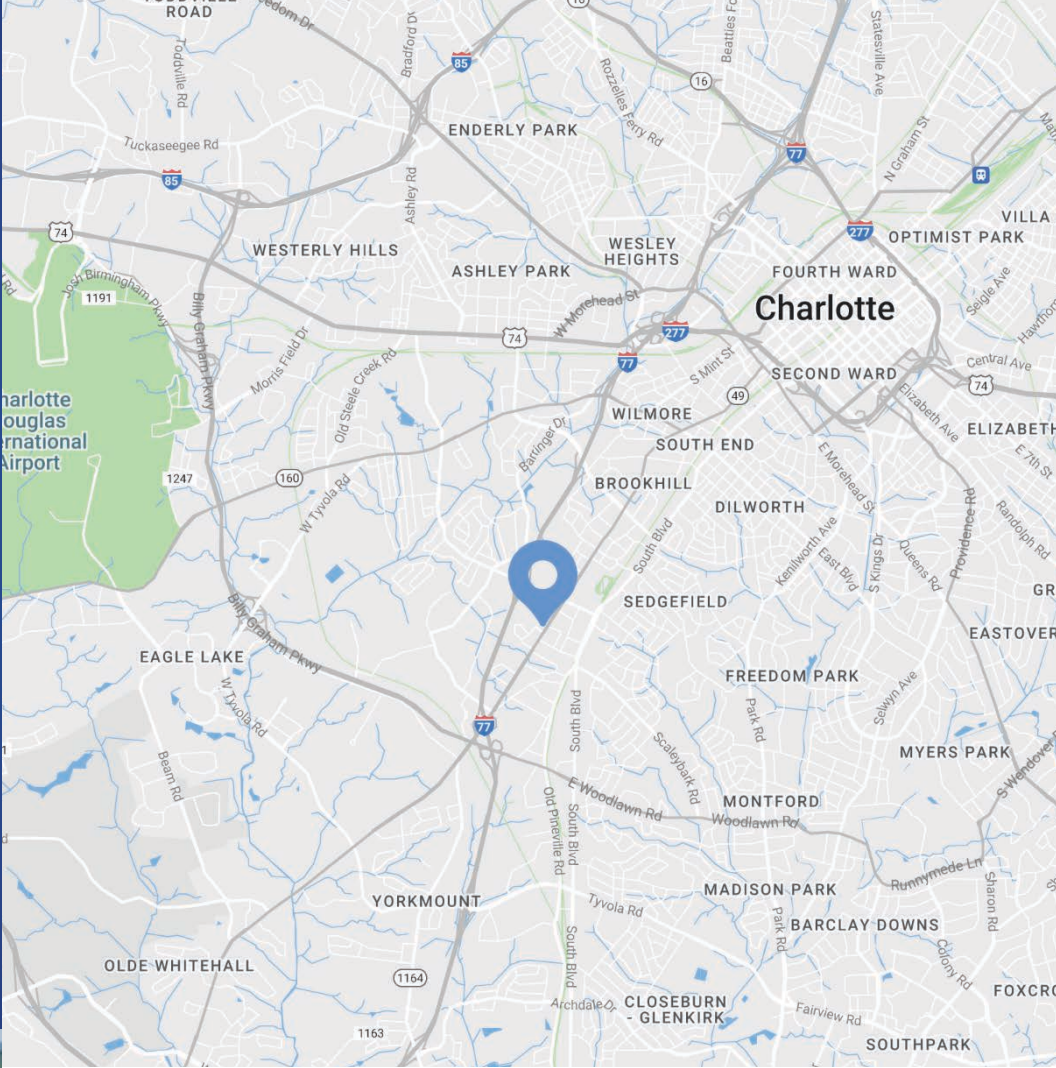
# Available for Sale

## LoSo Development Opportunity

Available for sale in LoSo, this is a great development site for multi-family in a rapidly growing area. The site is walkable to the new Gilde Brewery, Red Clay Ciderworks, Olde Mecklenburg Brewery, Sugar Creek Brewing, and the Scaleybark Lightrail stop. Adjacent to proposed high-end luxury apartments and new multi-family developments, this is an excellent opportunity in one of Charlotte's most up-and-coming neighborhoods.

### Property Details

Address	401 Bowman Road, 3910 S. Tryon Street, 3920 S. Tryon Street Charlotte, NC 28217
Availability	+/- 1.291 AC Total Available for Sale
Parcel IDs	14519218, 14519219, 14519220
Traffic Counts	S. Tryon St.   21,000 VPD
Sale Price	Call for Pricing



### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	9,836	94,424	242,006
Avg. Household Income	\$97,261	\$124,786	\$123,483
Median Household Income	\$64,777	\$81,563	\$77,284
Households	4,809	47,746	114,310
Daytime Employees	12,984	129,779	287,592





045192198  
+/- 0.284 AC

04519219  
+/- 0.306 AC

14519220  
+/- 0.427 AC

14519201  
+/- 0.274 AC

S. Tryon Street

21,000 VPD

Bowman Rd



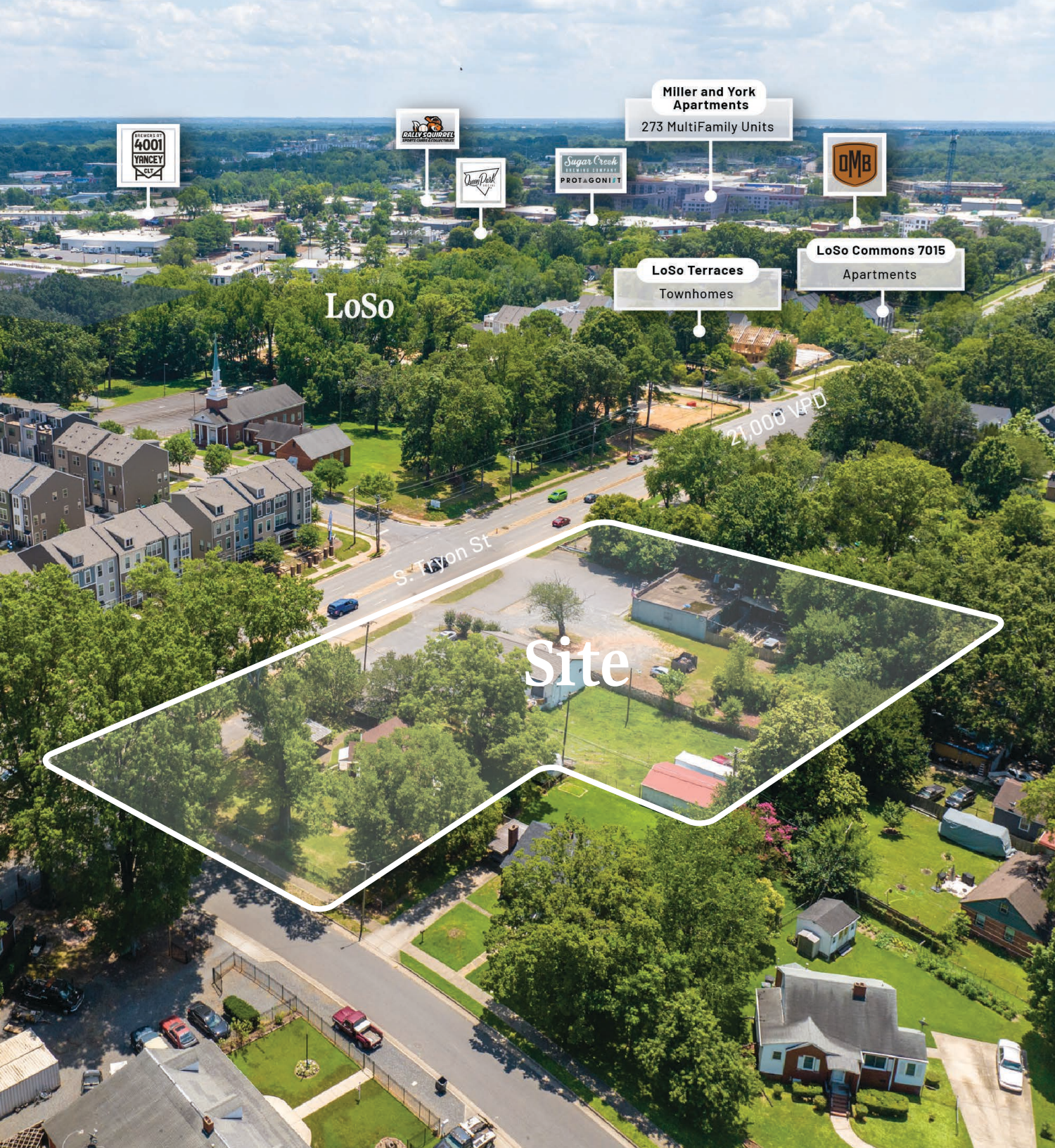
# LoSo

## Charlotte, NC

Derived from "Lower South End," LoSo is the catchy name encompassing this growing neighborhood right beyond South End, Charlotte. 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 most recently, Gilde Brewing. This area is experiencing enormous multi-family development with numerous projects underway.







LoSo

Site

S. Tryon St

21,000 VPD

Contact for Details

**Tracy Efird**

(704) 373 - 9797

tracy@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.