



South Tryon Assemblage

+/- 1.291 AC LoSo Development Opportunity | Charlotte, North Carolina 28217

Clanton Rd
Development
357 MultiFamily Units
47 Townhomes

Luxury
Apartments
Kairoi Residential

Can be combined with adjacent
property for up to +/- 1.901 AC

+/- 0.61 AC

Site

South End



New Bern Station



Scaleybark Station



South Tryon
Townhomes
Ryan Homes

LoSo

LoSo Walk
Beauxwright & Dan Ryan Builders
87 Townhomes

~21,000 VPD

S Tryon St

Property Overview

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

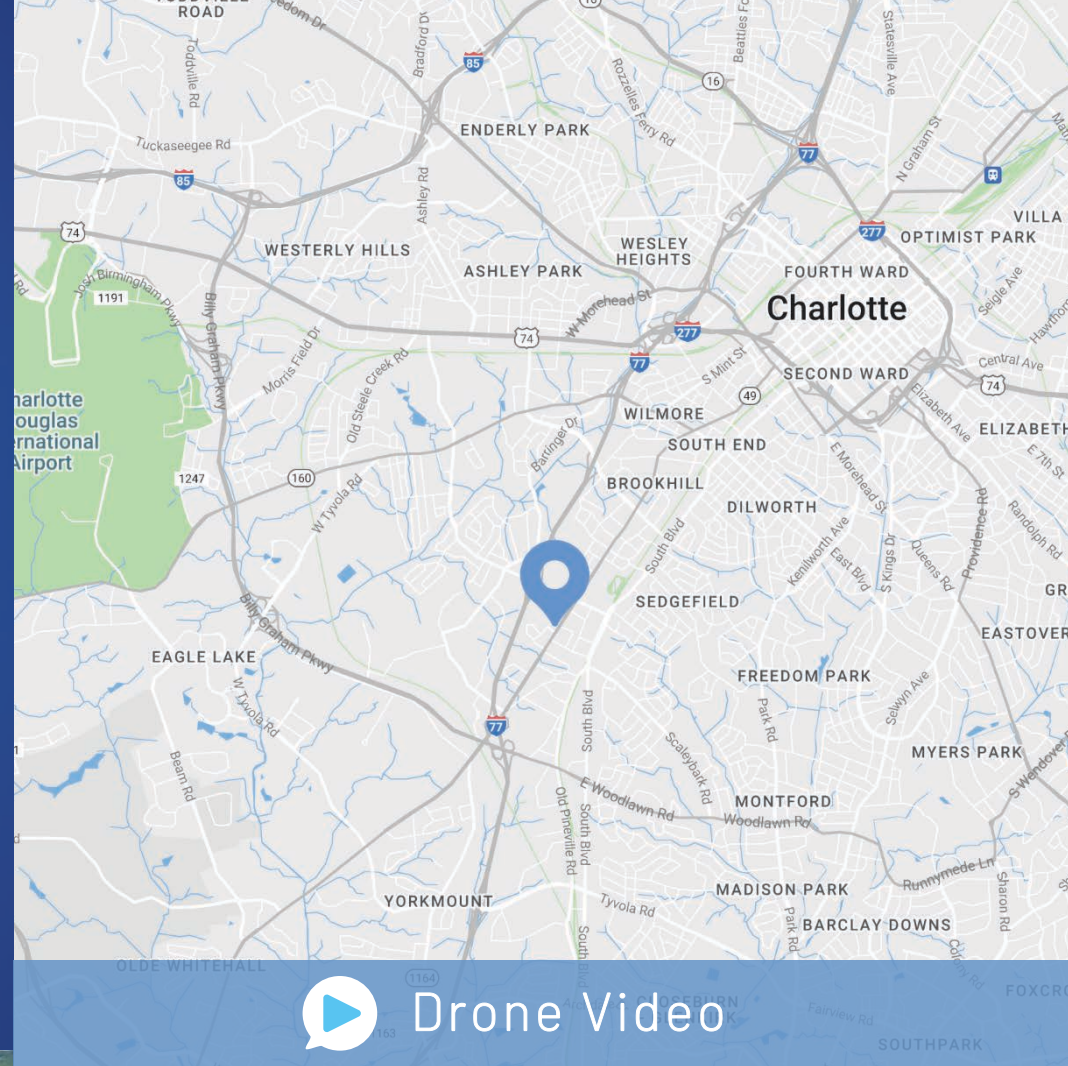
Address 401 Bowman Road, 3910 S. Tryon Street, 3920 S. Tryon Street
Charlotte, NC 28217

Availability +/- 1.291 AC Total Available for Sale
Can be combined with adjacent property for up to +/- 1.901 AC

Parcel IDs 14519218, 14519219, 14519220

Traffic Counts S. Tryon St. | 21,000 VPD

Sale Price Call for Pricing



Drone Video



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

14513418 &
14513417
+/- 0.61 AC

Potential to
acquire
for up to
+/- 1.901 AC

S. Tryon Street

21,000 VPD

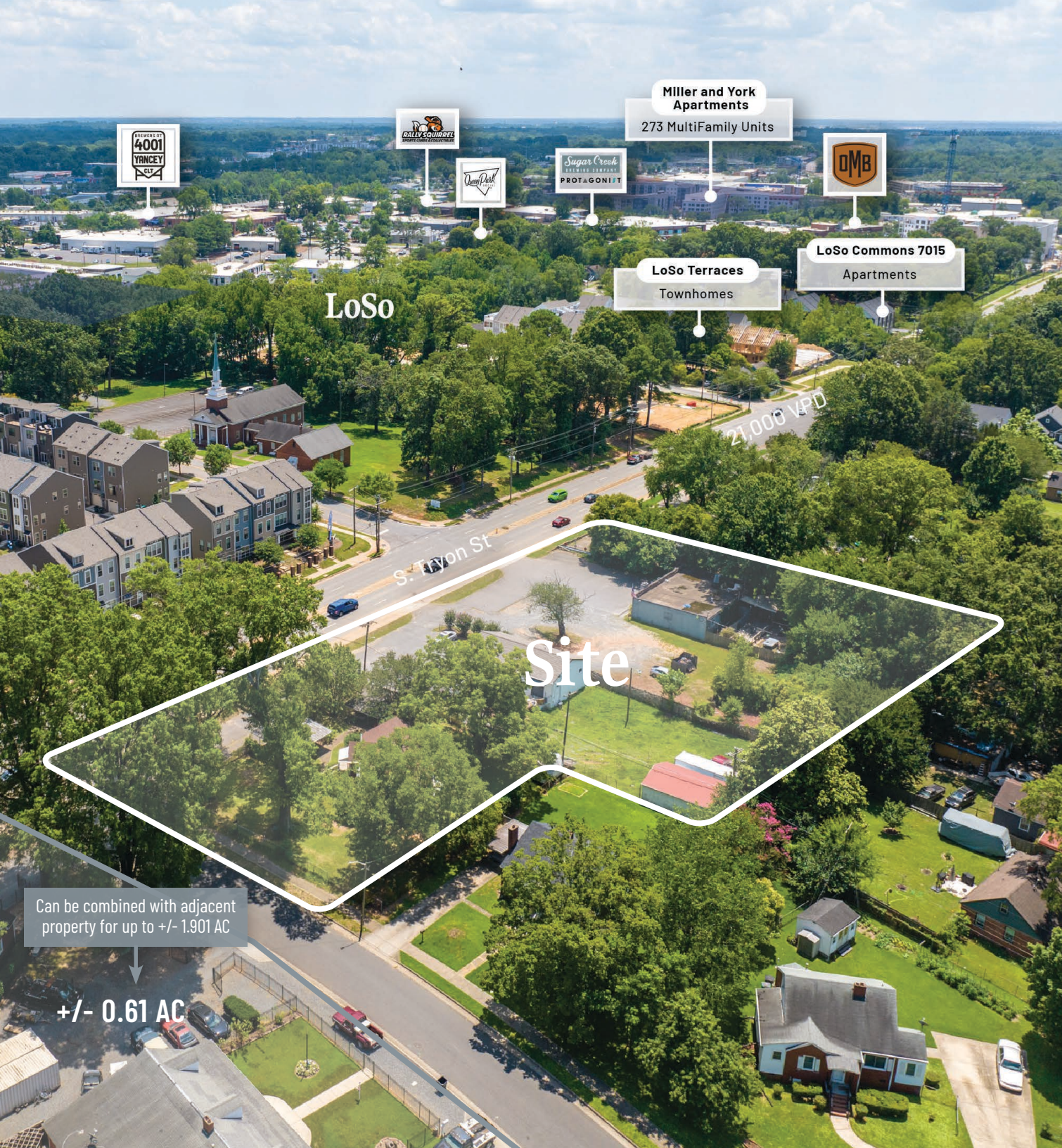
Bowman Rd

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.





Contact for Details

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