



3910 S. Tryon Street

Charlotte, North Carolina 28217



Available for Lease

+/- 1,450 SF Retail/Office in LoSo

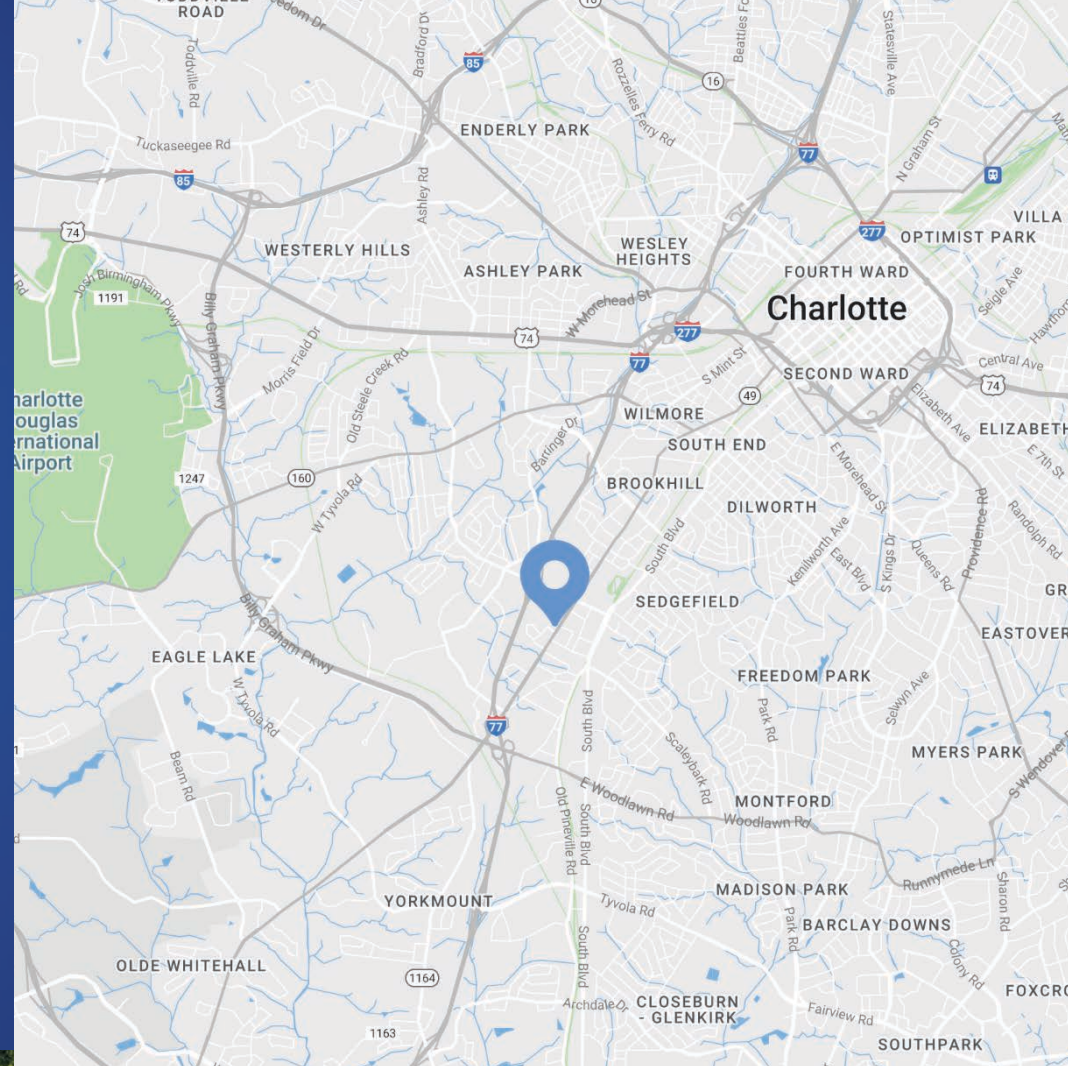
Property Overview

3910 S. Tryon Street Available for Lease

Available for lease in LoSo, this is a great retail/office leasing opportunity in a rapidly growing area. The building 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	3910 S. Tryon Street Charlotte, NC 28217
Availability	+/- 1,450 SF Retail/Office Available for Lease
Parcel IDs	14519220
Traffic Counts	S. Tryon St. 21,000 VPD
Lease Rate	Call for Leasing Details



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

Site Overview



14519220
+/- 0.427 AC

S. Tryon Street

Bowman Rd

21,000 VPD



Clanton Rd
Development
357 MultiFamily Units
47 Townhomes

Luxury
Apartments
Kairoi Residential

South End

STATE OF
CONFUSION
Gilde

South Tryon
Townhomes
Ryan Homes

New Bern Station

WEATHERED
SOULS
PHYS
RED CLAY

Scaleybank Station

LoSo

Site

LoSo Walk
Beauxwright & Dan Ryan Builders
87 Townhomes

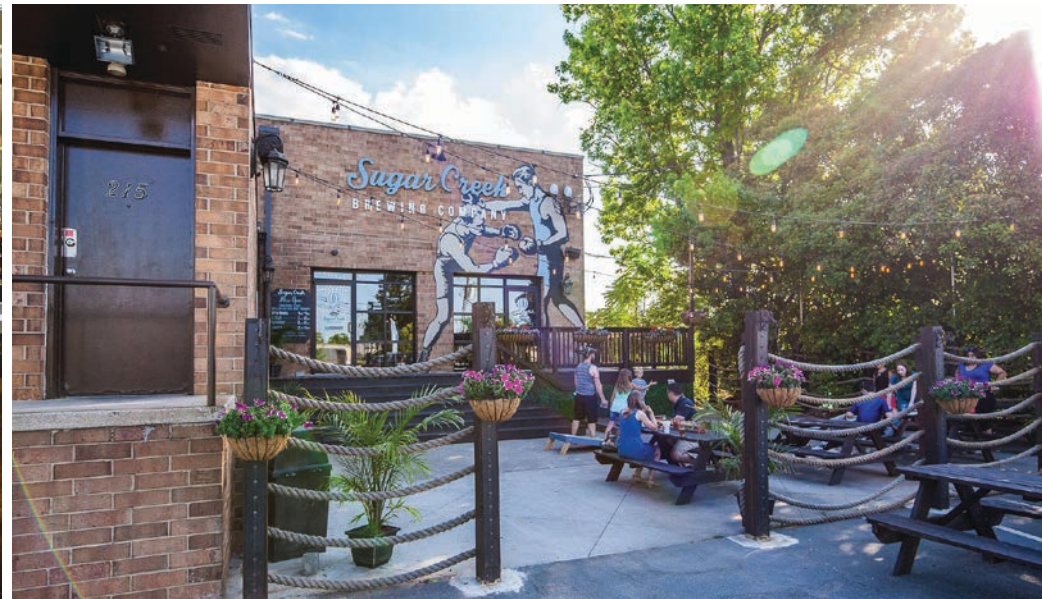
21,000 VPD

S Tryon St

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

**Miller and York
Apartments**
273 MultiFamily Units

**LoSo Commons 7015
Apartments**

**LoSo Terraces
Townhomes**

Contact for Details

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