



# 10135 N. Tryon Street

Charlotte, North Carolina 28262



**Available for Sale or Lease**

+/- 7,000 SF Automotive Repair/Service Building in University City

## Property Overview

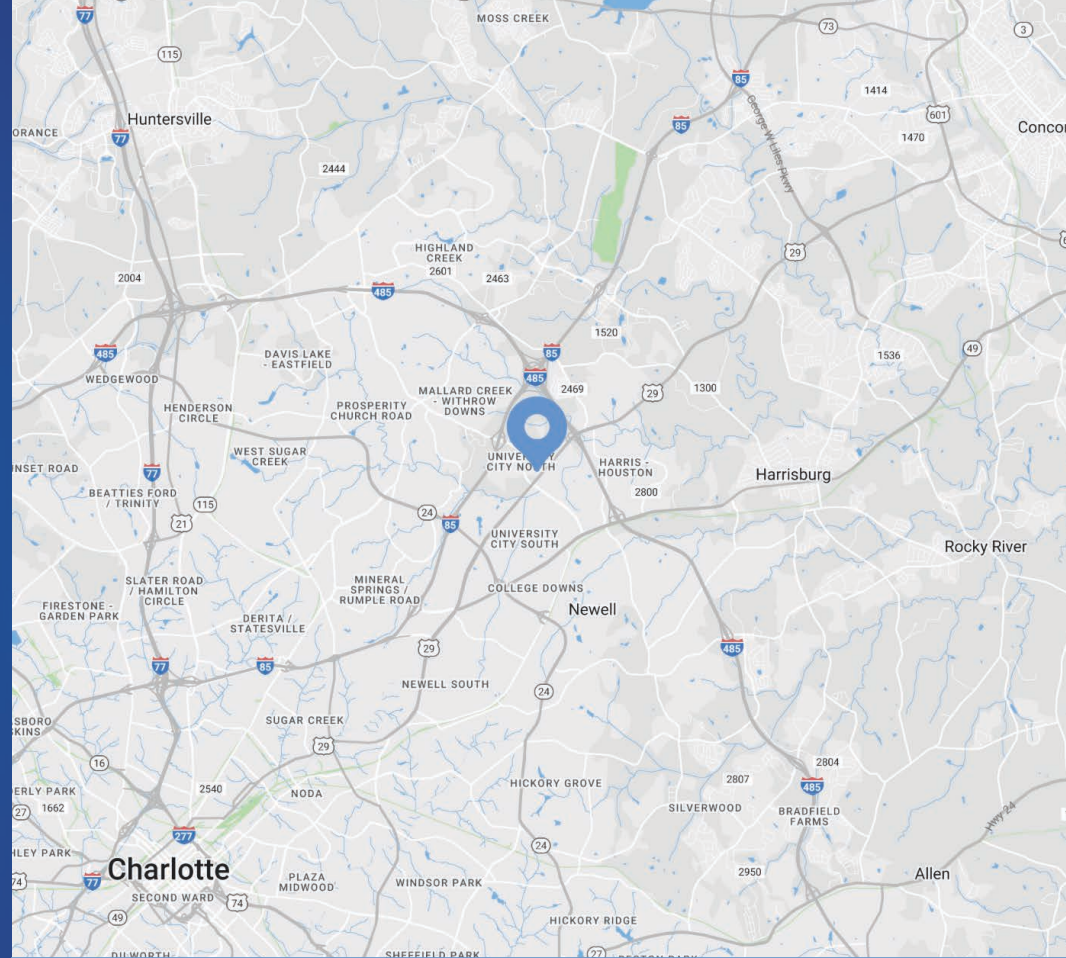
# 10135 N. Tryon Street

## Available for Sale or Lease

+/- 7,000 SF standalone automotive repair/service building opportunity in the University City North submarket with frontage on N. Tryon Street. The building has seen significant maintenance in 2021 and features 8 service bays, 4 drive-thru lanes, and ample parking. The current footprint is large enough to accommodate two additional service bays. The property is conveniently located 1.3 miles to UNC Charlotte and 1.2 miles to the Lynx Blue Line - JW Clay/UNC Charlotte Station.

## Property Details

<b>Address</b>	10135 N. Tryon Street   Charlotte, NC 28262
<b>Availability</b>	+/- 7,000 SF Building for Sale or Lease
<b>Acreage</b>	+/- 1.76 AC
<b>Parcel ID</b>	02903136
<b>Zoning</b>	General Commercial
<b>Parking</b>	31 parking spaces; room for additional spaces
<b>Year Built</b>	2001 as a Merchant's Tire & Auto Center by Trammel Crow
<b>Traffic Counts</b>	N. Tryon Street   25,500 VPD
<b>Sale Price</b>	\$1,600,000
<b>Lease Rate</b>	\$18/SF NNN



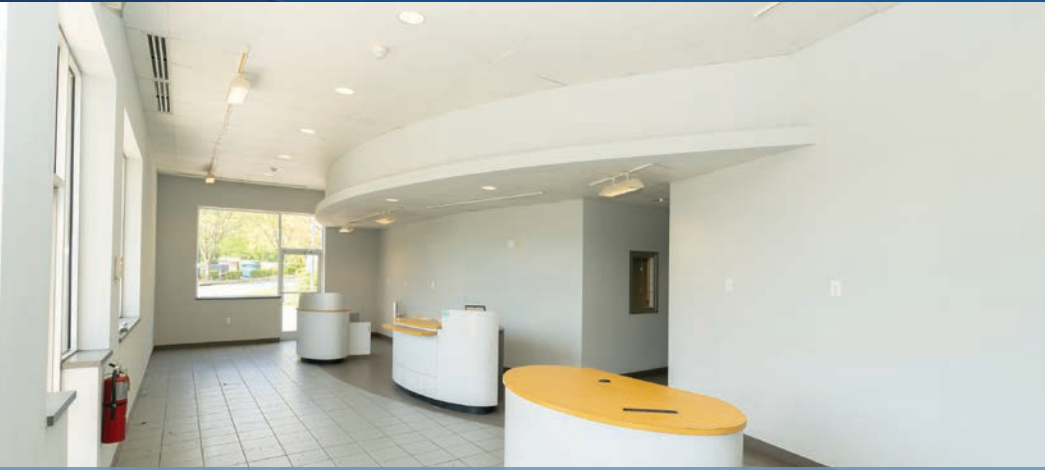
Drone Video

## Demographics

<b>RADIUS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>2023 Population</b>	76,773	197,138	652,292
<b>2023-2028 Estimated Population Growth Rate</b>	1.85%	1.49%	1.38%
<b>Avg. Household Income</b>	\$86,878	\$94,804	\$100,131
<b>Households</b>	29,653	74,207	254,987
<b>Daytime Employees</b>	45,973	80,167	298,698



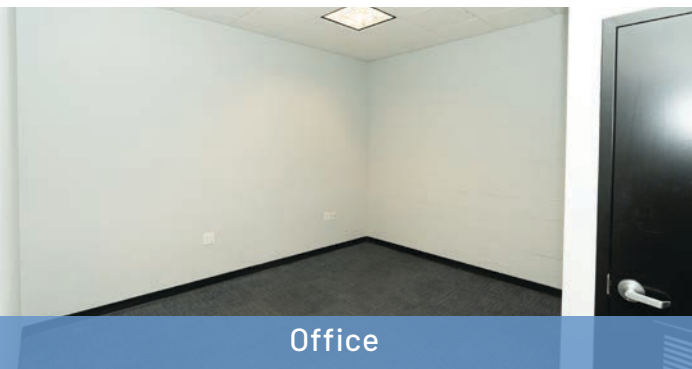
Interior Photos



Lobby



Reception



Office



Office



Service Area



Service Area



Tire Storage or Convert to Additional Service Bays



**HIGHLANDS**  
AT ALEXANDER POINT

**309 Apartments  
& Townhomes**



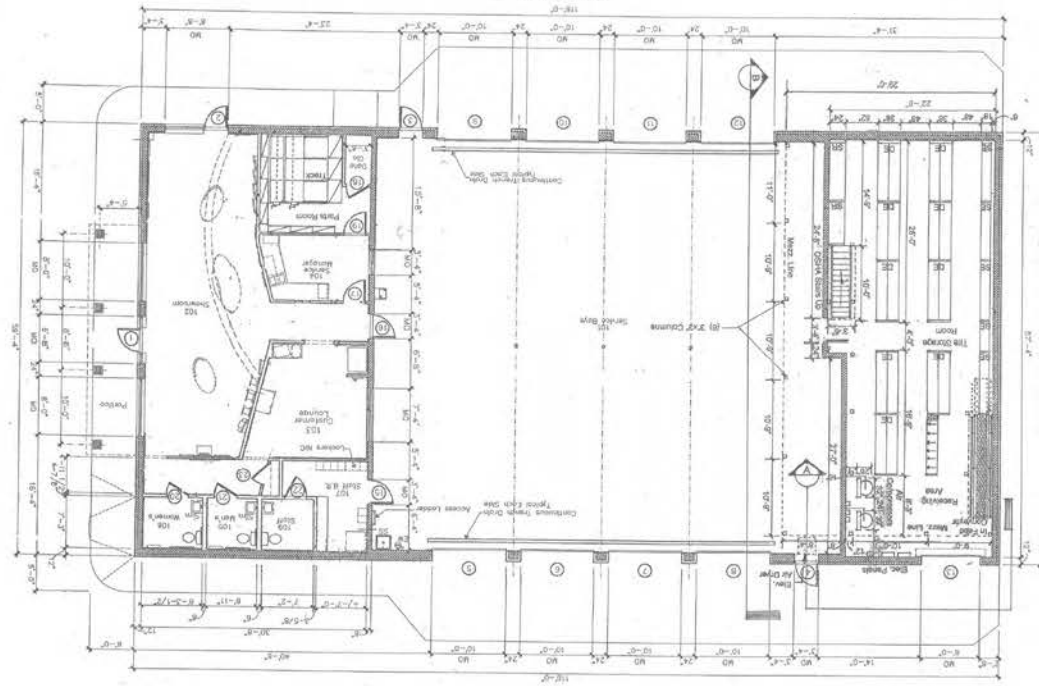
25,500 VPD

N Tryon Street

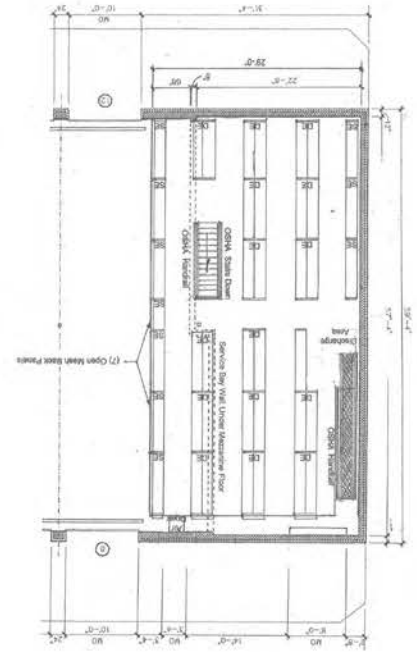
# Available

Freestanding  
Automotive/Service  
Building

+/- 7,000 SF



First Floor



Mezzanine Level

Potential to add 2 additional service bays



# Surrounding Development



**Lilly**

\$1 Billion Invested by 2024  
Five-Building Campus  
800,000 SF

**Ball**

Beverage Manufacturing Campus  
600+ Jobs by 2027

**SEA LIFE**  
Charlotte-Concord

17 Million Visitors Annually

**CONCORD MILLS**  
A SHOPPING CENTER

**ZMAX DRAGWAY**

46.5 AC  
30,000 Seat Capacity

**Tribute Companies**  
Planned Mixed-Use  
182 AC Development  
2,000 Residential Units  
Single Family, Townhomes,  
Duplexes, Apartments,  
Retail, Public Park, &  
Elementary School

**STORY**

276 MF Units  
24 Townhomes

**MADISON FARMS**

240 MF Units

Mission Approved  
200 Multi-Family Units

**CHARLOTTE MOTOR SPEEDWAY**

380+ Events Annually  
\$450 Million Economic Impact  
171,000 Seat Capacity

**Vanguard**

700,00 SF Office Complex  
91 AC | 2,400+ Employees  
Estimated Delivery: 2025

**OPTIMA**

396 MF Units  
Opened Feb 2024

**ASPEN HEIGHTS**

188 MF Units

**BELMONT AT TRYON**

294 MF Units

**Tribute Approved Townhomes**  
285 MultiFamily Units

**accnet**

198 MF Units  
Opening July 2024

**Future Mecklenburg County Park**  
27 Acres

**Trevi Village**  
Mixed-Use Development  
Active Senior Living - 200 Units  
The Villas at Trevi Village - 200 MF Units

Novant Health purchased 23.8 acre site after rezoning approval for 144,000 SF medical facility; timing TBD

**Site**

**UNC CHARLOTTE**

30,298 students & over 3,700 faculty & staff

**Atrium Health**

**Atrium Health Center University City**  
130 Beds

103,000 VPD

157,000 VPD

19,500 VPD

97,500 VPD



# University City

## Charlotte, NC

The University City South area of Charlotte has seen dramatic growth and development over the last 15 years. The principal centers for employment, commerce and population include the **University of North Carolina at Charlotte** - with total enrollment of 30,298 and over 3,700 faculty and staff (the student union is 1.3 miles away from the property) and **Atrium Health University City**, a hospital with 130 beds (which is 1.6 miles away from the property).

Development as far east as the Mallard Creek Greenway has been robust. The University City North area of Charlotte has not seen growth as dramatic - until the last several years. The area bounded by West Mallard Creek Church Road and North Tryon Street on the south & west and Interstates 85 and 485 to the north have seen a dramatically accelerated pace of housing development and housing turnover, with several substantial multifamily developments under construction or planned, and some beginning leasing in 2024. For example:

- **Aspen Heights at University City**, 188 units, less than a mile away, opened in 2022 and recently reported 97.8% occupancy
- **Optima at Mallard Creek**, 396 units, 1.2 miles away, opened in February 2024 to new tenants
- **Accent Berkeley Place**, 198 units, less than a mile away, completion expected July 2024
- Three multifamily developments abutting and close to the property changed hands in 2021 for a total price of ~ \$315 million (**Highlands at Alexander Pointe** (309 units, abutting the property to the north), **Latitude Apartments** (503 units) & **Berkeley Place Apartments** (368 units))

Of major significance to the area is the development planned by **The Tribute Companies** of a 182 acre area north of the property and inside the boundaries of Interstates 85 and 485. The approved plan includes nearly 2,000 housing units. Notably, all of the traffic to and from this development will funnel west to West Mallard Creek Church Road or south to North Tryon - within a few hundred yards of the property. The groundbreaking date is not known, but it could be later this year.



There has also been a substantial commitment to the University City North area by **The Vanguard Group** - the mutual fund firm - which will drive employment in the area up by over 2,400 jobs. Vanguard recently purchased for \$117 million the 700,000 square foot complex on 91 acres, less than 3 miles from the property, which is planned to open in 2025. Centene has originally planned to operate there but then shelved its plans - so the Vanguard purchase is a major commitment to this area.

**Novant Health** also committed to the intersection of North Tryon and West Mallard Creek Church Road in 2020, when it purchased 23.8 acres with approved plans to build a 144,000 square foot medical complex. And **Plaza Street Partners** plans to build just across the street, so ultimately all four corners of this intersection will achieve development.



Contact for Details

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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.