

For Lease: 5,664 SF of retail space + 4,480 SF warehouse
Two-building former hardware store & warehouse
5744 North Tryon St, Charlotte NC



BV BELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Executive Summary

This notable two-building retail/warehouse complex (10,144 SF total GLA) is a local landmark, having operated for years as Faulk Brothers Hardware. In the hot N Tryon/Northeast Charlotte submarket.

In 2017 & 2019, the property received a number of cosmetic and building updates including parking lot & roof improvements, fully renovated interior restrooms, and a full repaint of both buildings.

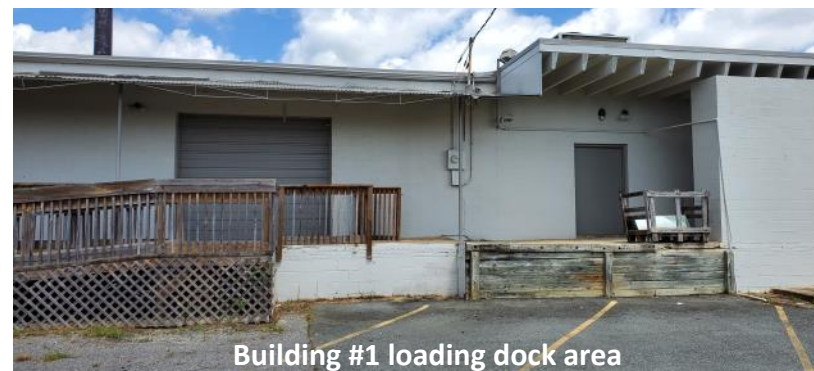
Building #1 is 5,664 SF, fully climate controlled with offices and renovated restrooms fronting N Tryon.

Building #2 is 4,480 SF of all-concrete construction and is former service building with several drive-in doors.

Shared parking lot (property is fully fenced-in) between both buildings, 1.23 AC site in total. I-2 zoning is permissible for outdoor storage.

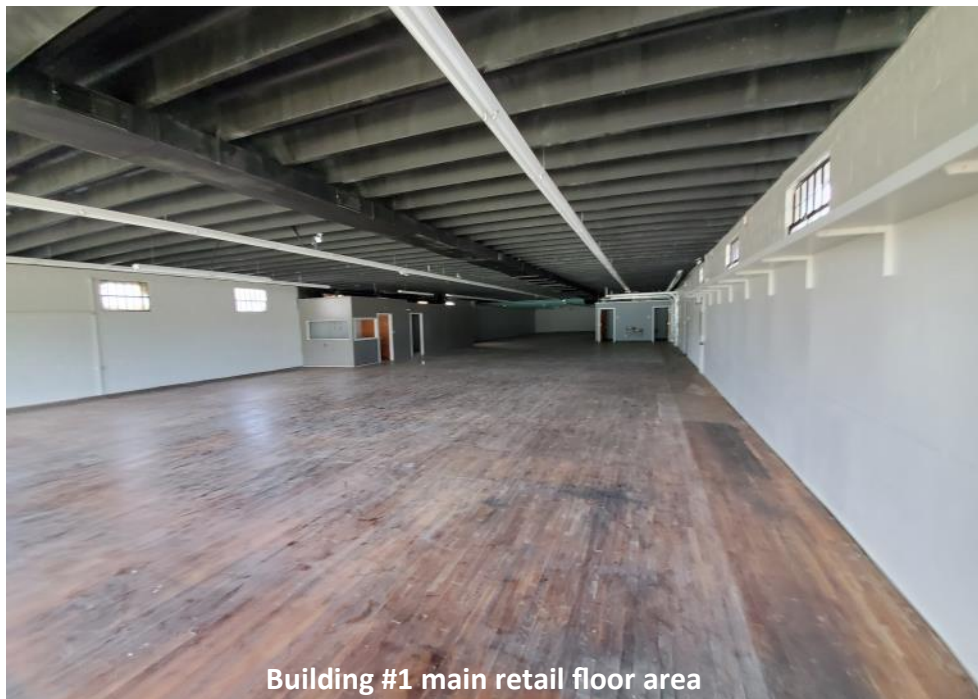
Great visibility from North Tryon, easy ingress and egress, and highly visible signage atop building #1. Just one block from the new Blue Line LYNX light rail station at Old Concord Rd with great ingress & egress.

Mecklenburg Co Parcel tax ID: **049-011-07**



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Building #1 main retail floor area

Gross Leasable Area: 8,000 SF in building #1 (can be partitioned between 3,000 SF retail/office and 5,000 SF storage)

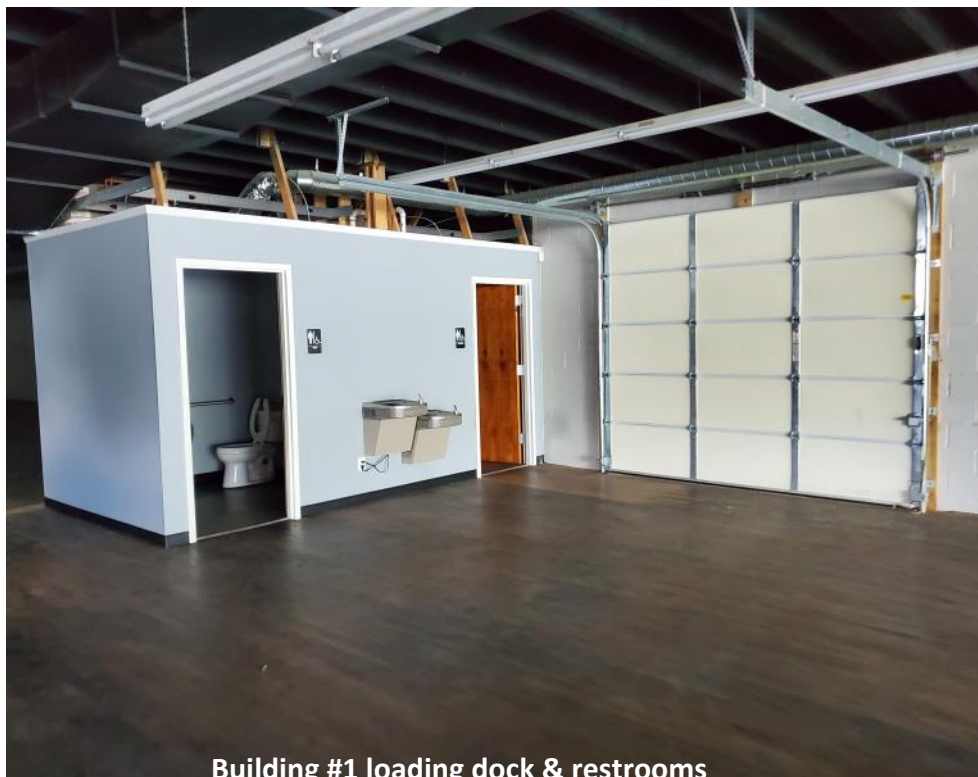
Lot Size: 1.228 AC

Location:

Year Built: 1950. Renovated in 2017



Building #1 offices



Building #1 loading dock & restrooms



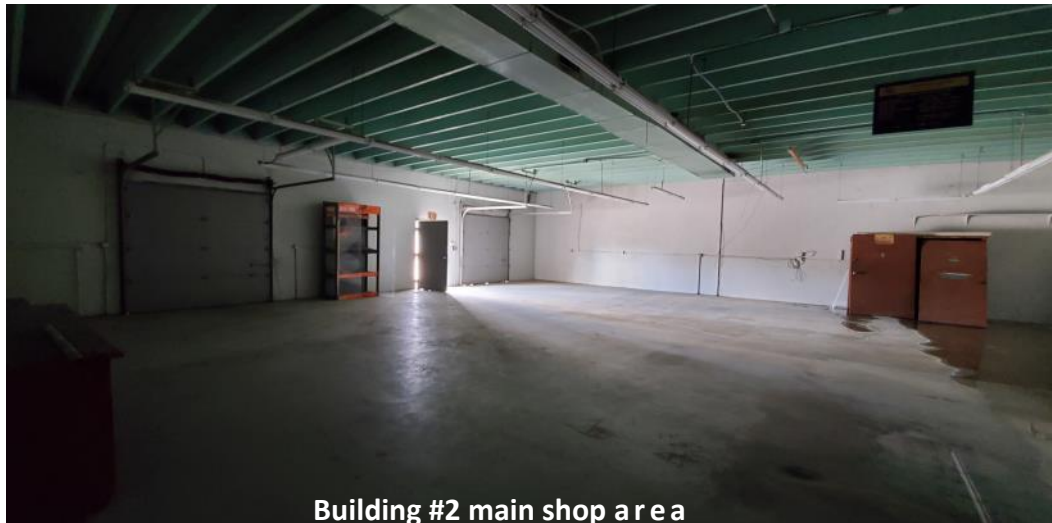
Rear 4,000 SF climate-controlled space usable for retail or storage

Demographics Snapshot

<u>Population</u>	<u>3 Miles</u>	<u>5 Miles</u>
2018	88,100	196,449
Daytime Employees		
2018	36,358	71,256
Household Income		
2018	\$58,250	\$65,059



Building #2 main entrance



Building #2 main shop area



Building #2 secondary loading area

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