

For Lease: 5,092 SF of retail space + 4,071 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](http://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.

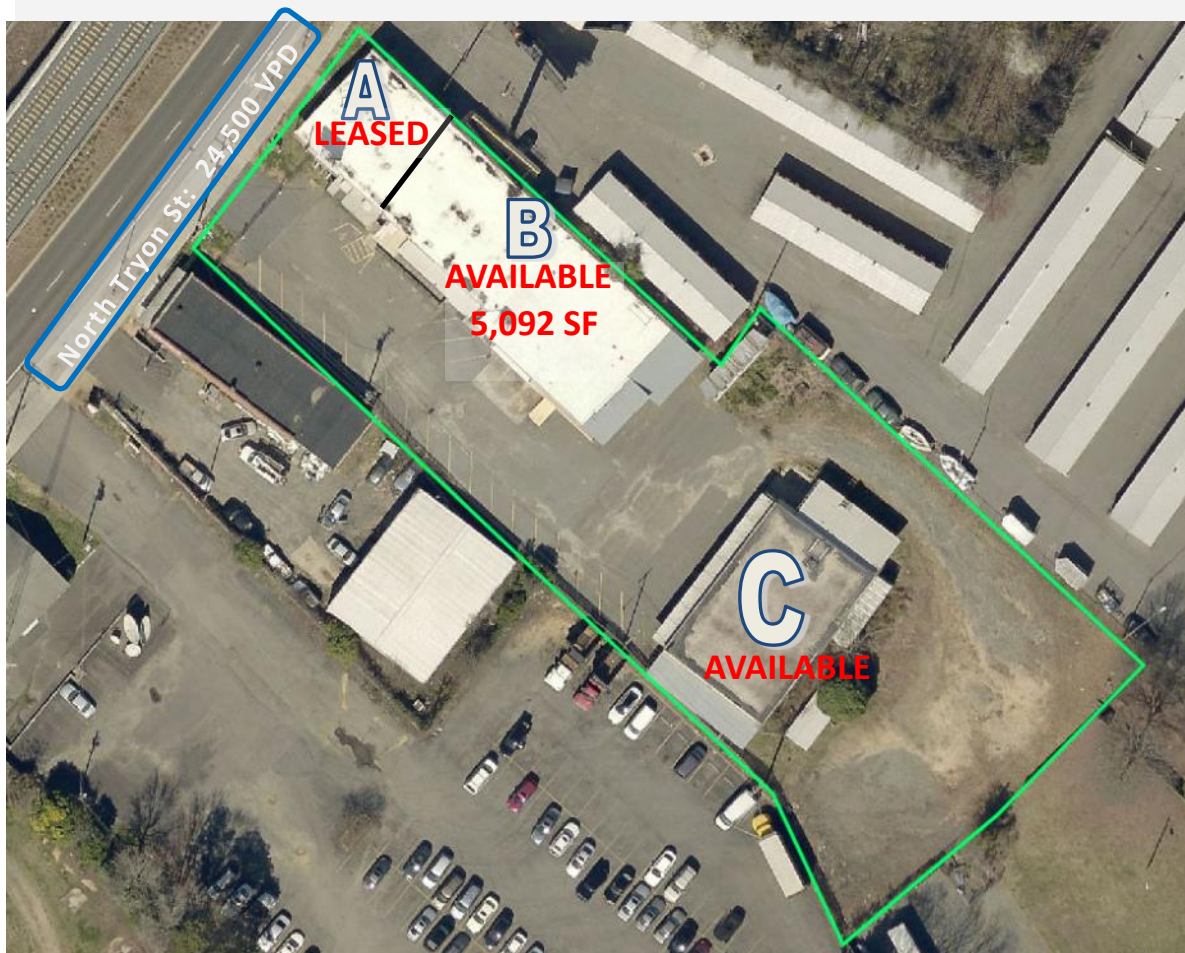
Building #1 Suite "B" is 5,092 SF, fully climate controlled with an office + renovated restrooms fronting N Tryon with 2 rollup doors and a dock.

Building #2 contains suite "C". It is 4,071 SF of all-concrete construction and is former service building with several drive-in doors. New HVAC and a new restroom shall be installed for a new tenant.

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**



Building #1 side loading dock area



Building #1 rear loading dock area

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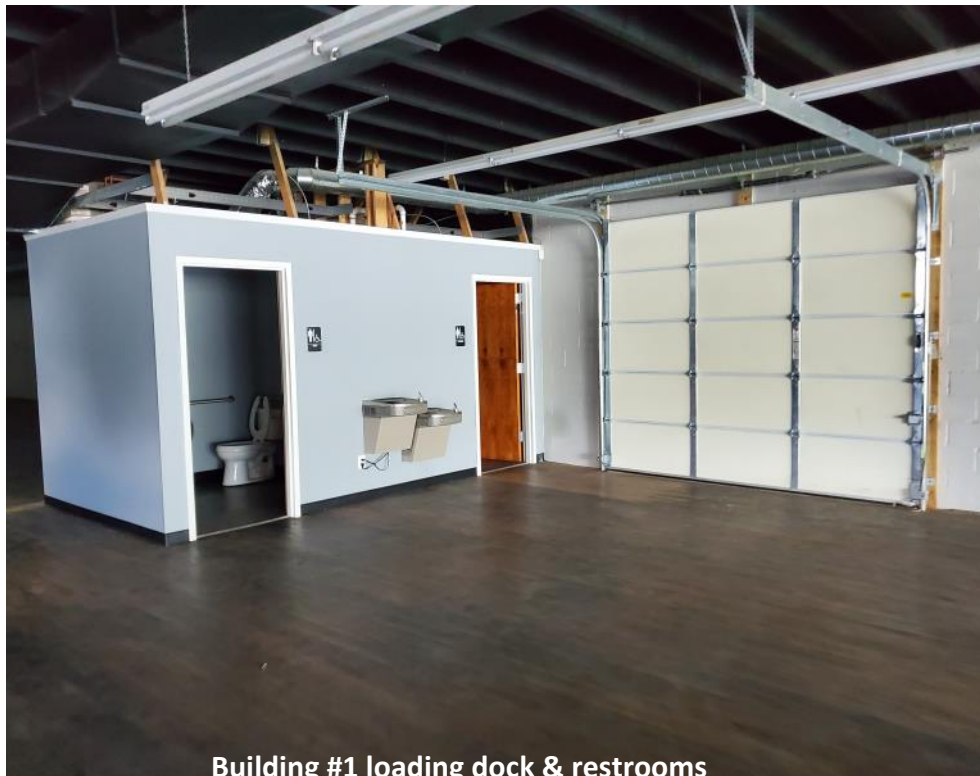
Building #1 "B" main retail floor area

**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 loading dock & restrooms



Building #1 "B" Facing to the front



"B" Facing rearward—space usable for retail or storage



**Building #2 main entrance**



**Building #2 main shop area**

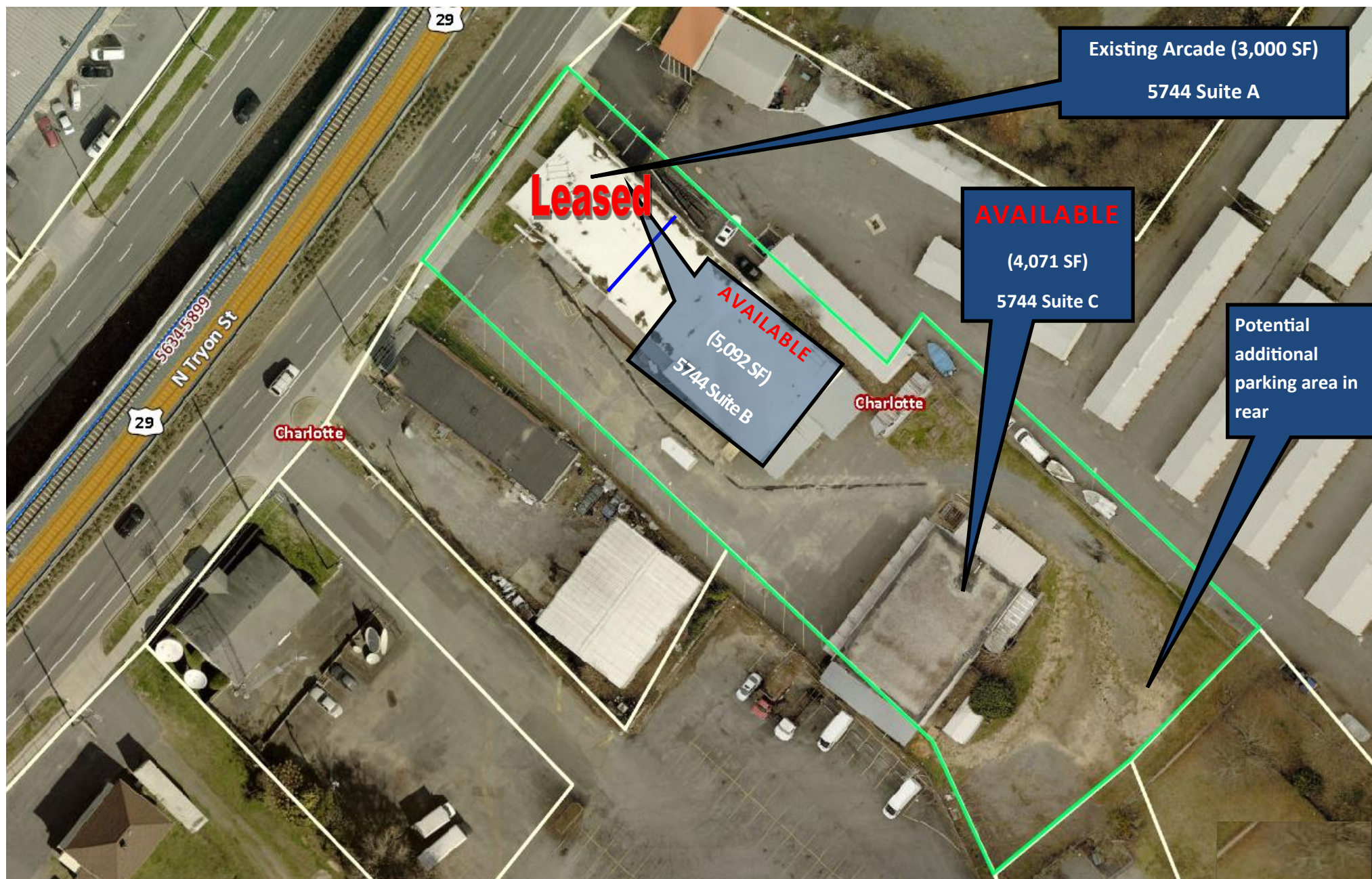


**Building #2 secondary loading area**

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## 5744 N Tryon Suite A

OCCUPIED

5,092 SF



## 5744 N Tryon Suite B

AVAILABLE

5,092 SF



## 5744 N Tryon Suite C

AVAILABLE

4,071 SF



SUMMARY PROFILE

Demographics Snapshot

2000-2010 Census, 2020 Estimates with 2025 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.2646/-80.7695

R51

5744 N Tryon St Charlotte, NC 28213		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	11,338	90,286	258,857	746,098
	2025 Projected Population	12,512	98,659	281,172	810,350
	2010 Census Population	9,808	75,540	211,938	602,634
	2000 Census Population	10,778	67,714	178,576	479,541
	Projected Annual Growth 2020 to 2025	2.1%	1.9%	1.7%	1.7%
	Historical Annual Growth 2000 to 2020	0.3%	1.7%	2.2%	2.8%
HOUSEHOLDS	2020 Median Age	35.4	34.4	33.0	34.8
	2020 Estimated Households	3,992	34,927	105,702	304,951
	2025 Projected Households	4,489	38,717	116,603	334,754
	2010 Census Households	3,415	28,391	83,173	236,701
	2000 Census Households	3,760	25,142	69,711	190,081
	Projected Annual Growth 2020 to 2025	2.5%	2.2%	2.1%	2.0%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.3%	1.9%	2.6%	3.0%
	2020 Estimated White	20.5%	27.1%	33.1%	44.9%
	2020 Estimated Black or African American	51.9%	50.8%	47.0%	38.8%
	2020 Estimated Asian or Pacific Islander	2.3%	5.0%	6.7%	6.3%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.6%	0.6%	0.5%
	2020 Estimated Other Races	24.4%	16.5%	12.8%	9.5%
INCOME	2020 Estimated Hispanic	33.3%	22.0%	17.1%	13.3%
	2020 Estimated Average Household Income	\$49,272	\$59,426	\$69,041	\$90,485
	2020 Estimated Median Household Income	\$41,252	\$51,050	\$56,936	\$72,703
	2020 Estimated Per Capita Income	\$17,359	\$23,074	\$28,462	\$37,127
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	16.8%	10.7%	7.8%	5.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	10.1%	8.9%	7.4%	5.9%
	2020 Estimated High School Graduate	25.9%	22.5%	19.8%	18.2%
	2020 Estimated Some College	23.1%	22.6%	21.0%	20.1%
	2020 Estimated Associates Degree Only	8.4%	8.2%	8.6%	8.4%
	2020 Estimated Bachelors Degree Only	10.8%	17.7%	23.5%	27.4%
BUSINESS	2020 Estimated Graduate Degree	5.0%	9.5%	12.1%	15.1%
	2020 Estimated Total Businesses	491	3,487	11,155	35,832
	2020 Estimated Total Employees	4,170	31,954	117,610	393,571
	2020 Estimated Employee Population per Business	8.5	9.2	10.5	11.0
2020 Estimated Residential Population per Business		23.1	25.9	23.2	20.8

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