

For Lease: 2,175 SF of retail/office space
Freestanding Retail Building
5740 North Tryon St, Charlotte NC



BVBELK
PROPERTIES

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

Executive Summary

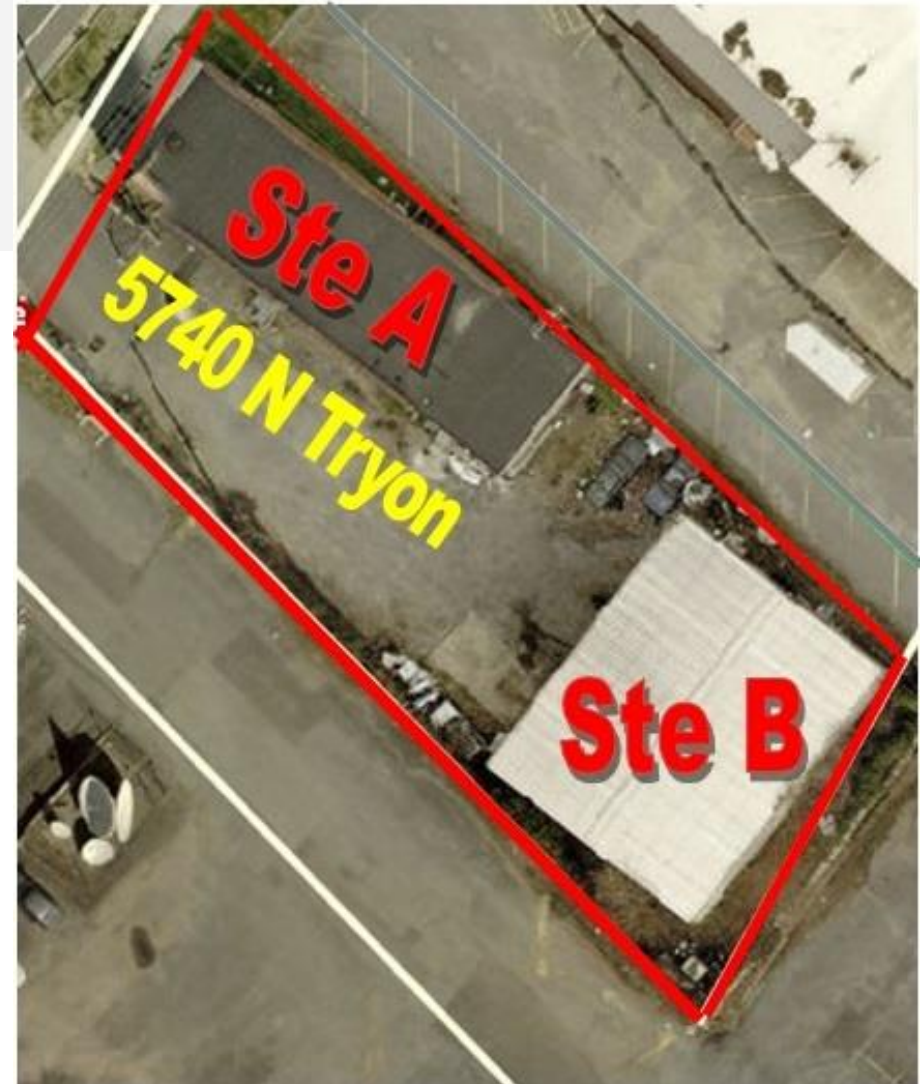
This notable single-tenant building is in the hot N Tryon/Northeast Charlotte submarket.

5740-A is a freestanding, single tenant 2,175 SF building that was fully renovated in 2022. It has new electrical, plumbing, HVAC, roof and lighting. Fully repainted inside and out with major parking lot updates. A private office and adjacent storage area are built-out at the front of the interior.

Shared parking lot (property is partially fenced-in) between both 5740 & 5744 buildings, The rear 5740 "B" building is an automotive service center and is fully leased.

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: **049-011-09**



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Building "A" fronting N Tryon



Building #1 loading dock & restrooms

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

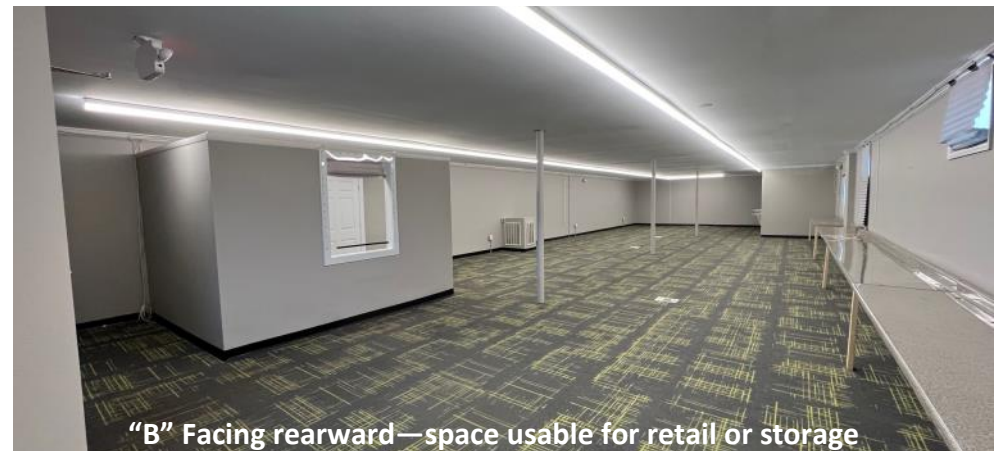
Lot Size: 1.228 AC

Location:

Year Built: 1950. Renovated in 2017



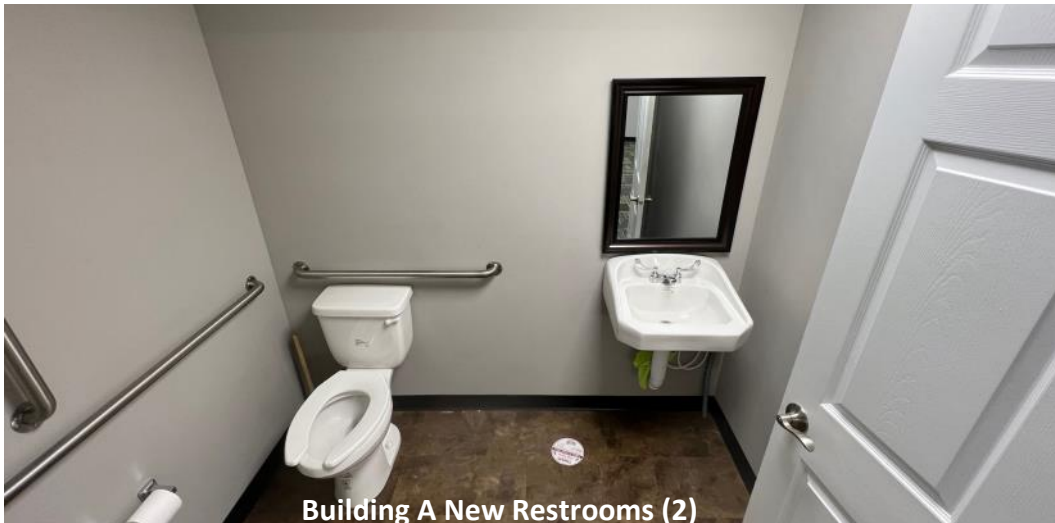
Building #1 "B" Facing to the front



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



Building A main entrance



Building A New Restrooms (2)



New restrooms and water fountains

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Siteplan

Vacant (2,175SF)
5740 Suite A

Vacant (3,000 SF)
5744 Suite A

Leased

Leased
(4,071 SF)
5744 Suite C

Vacant (5,092 SF)
5744 Suite B

Additional
parking area in
rear

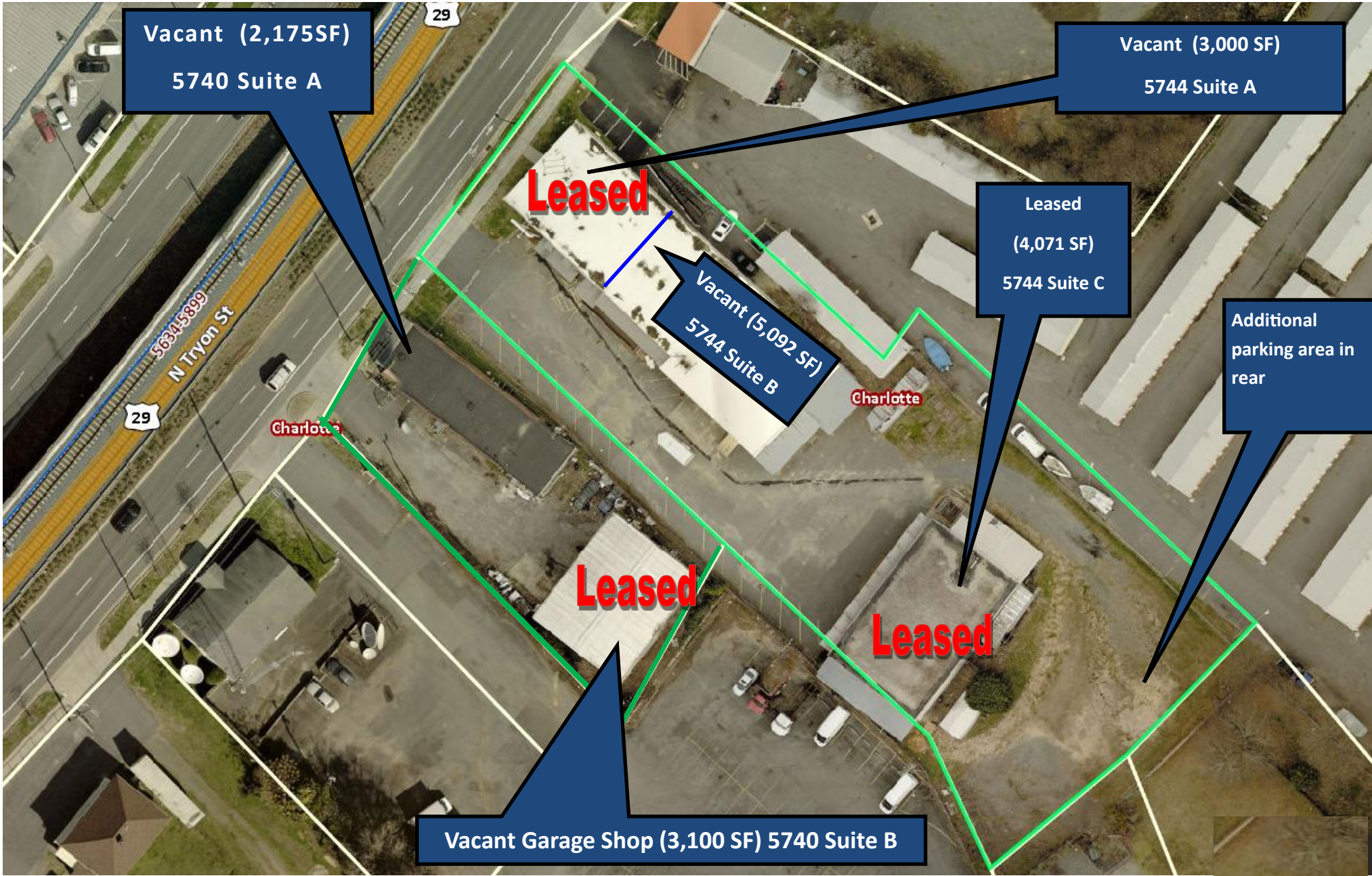
Charlotte

Charlotte

Leased

Leased

Vacant Garage Shop (3,100 SF) 5740 Suite B





5740 N Tryon Building A (2,175 SF)

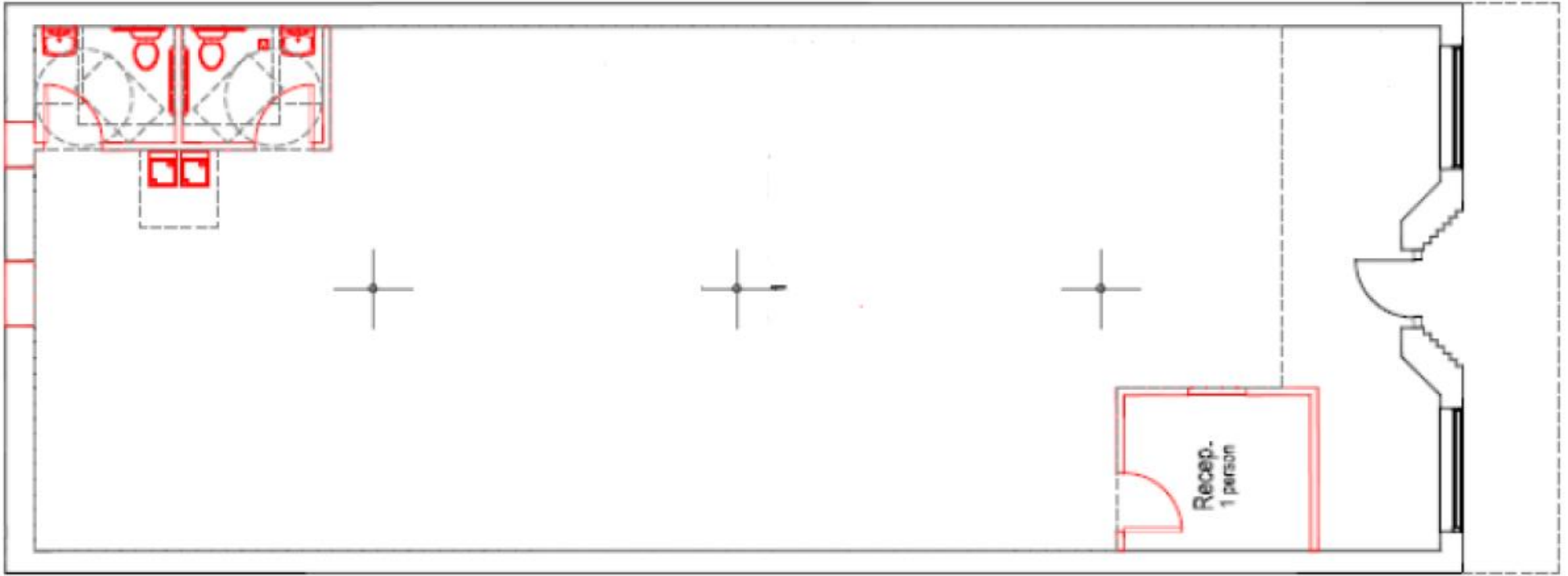
Former Print Shop — Available



5740 N Tryon Building B (3,100 SF)

Current Auto Service Center

Interior Floorplan



**5740
N. Tryon
Floorplan**

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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%
2020 Median Age	35.4	34.4	33.0	34.8
HOUSEHOLDS				
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%
Historical Annual Growth 2000 to 2020	0.3%	1.9%	2.6%	3.0%
RACE AND ETHNICITY				
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%
2020 Estimated Hispanic	33.3%	22.0%	17.1%	13.3%
INCOME				
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%
2020 Estimated Graduate Degree	5.0%	9.5%	12.1%	15.1%
BUSINESS				
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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