

The Colliers logo is a blue square with a yellow and red horizontal stripe at the bottom. The word "Colliers" is written in white serif font.

1,540 SF Available For Lease

8912 South Tryon Street

Charlotte, NC 28273

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# Property Overview

8912 South Tryon Street is a well-established retail shopping center in Charlotte, NC, offering a 1,540 SF space for lease. Strategically positioned near I-485 and I-77, the property benefits from exceptional visibility and convenient access, making it an ideal location for businesses seeking strong exposure in a high-traffic corridor.

The surrounding area is a thriving commercial corridor with strong traffic counts, established neighborhoods, and a steadily growing population. Nearby national retailers and dining establishments include Starbucks, Walmart, Lowe's, Chipotle, Chick-fil-A, Panera Bread, Dunkin' Donuts, QuikTrip (QT), and Publix, providing a strong consumer draw and consistent foot traffic. With its prime location, ample parking, and solid construction, 8910 South Tryon Street offers a rare opportunity in a highly sought-after, limited-availability submarket.

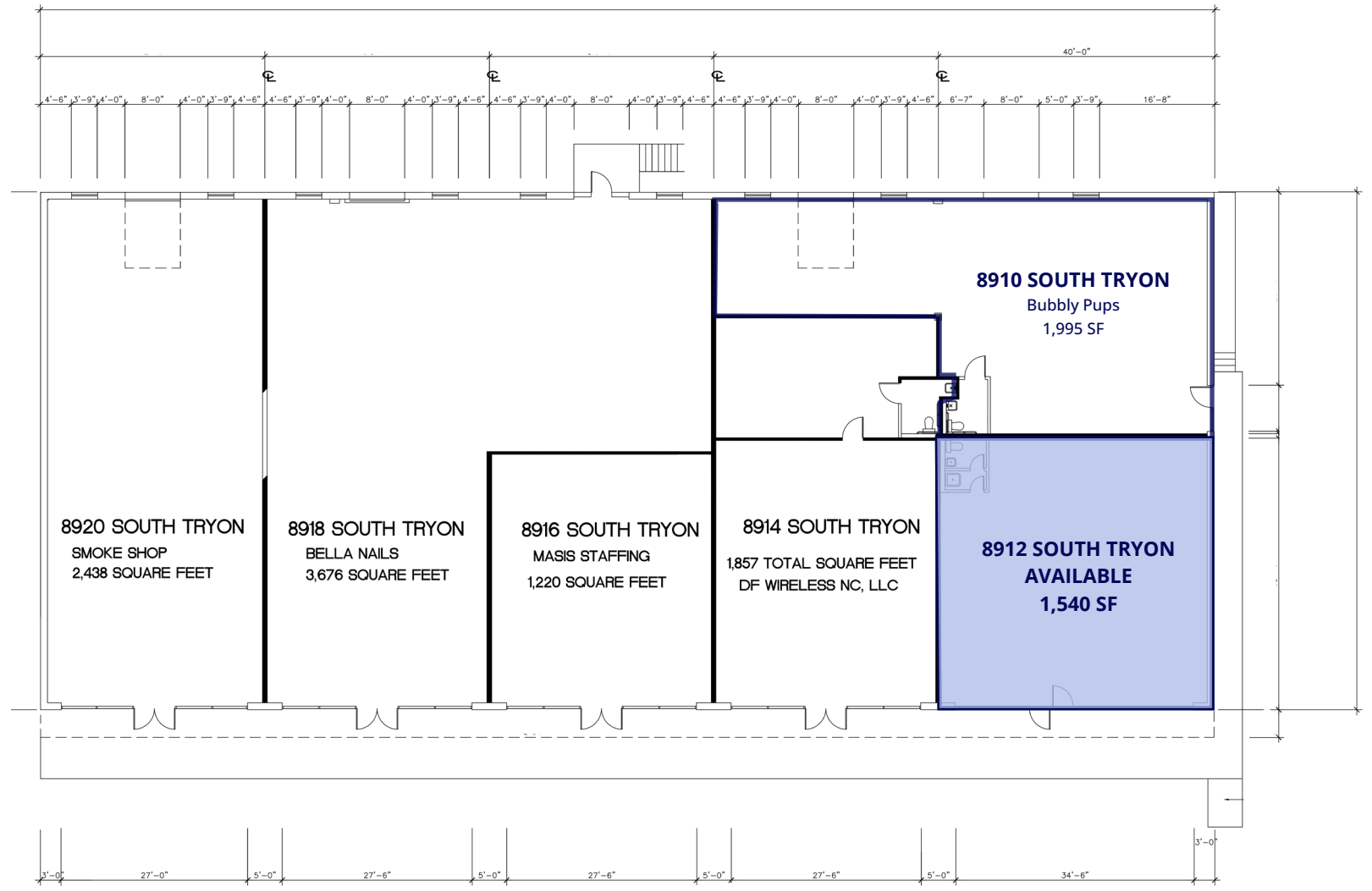
**Call Broker For Pricing**  
**\$4.26/SF NNN**

## Demographics

	1 Mile	3 Mile	5 Mile
Population	8,099	54,632	155,843
Total Households	3,900	22,316	63,710
Average Household Income	\$85,949	\$99,419	\$112,430
Daytime Population	16,216	93,736	205,448
Total Businesses	759	3,488	7,839
Total Employees	10,484	59,012	111,398



# Site Plan



# Site Aerial



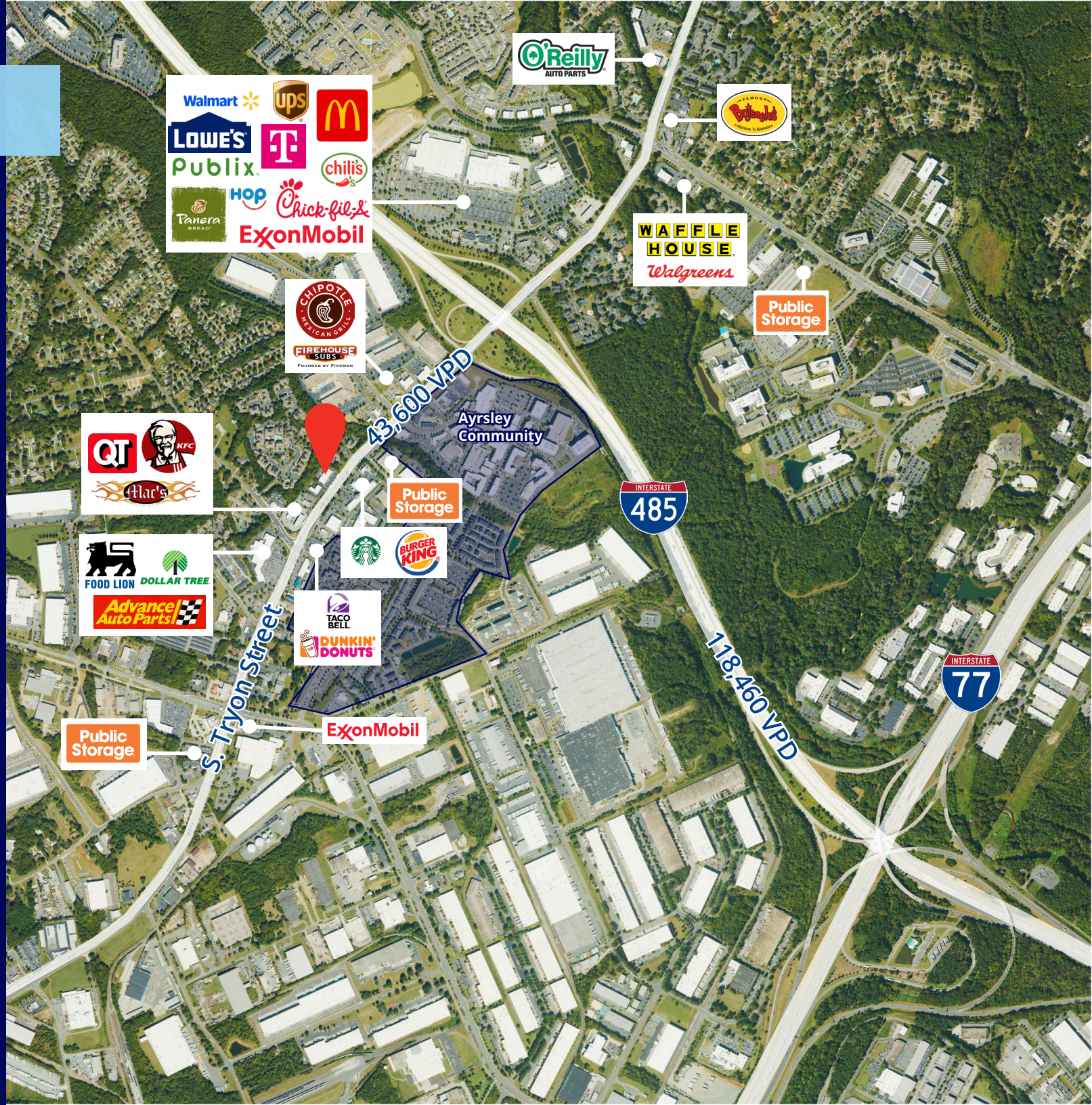
0.5 Miles



1.8 Miles



10.4 Miles



# Site Aerial



For Lease

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