



# Whitehall Corners

8506 S. Tryon Street, Charlotte, NC 28273

**±1,440 SF AVAILABLE  
IN-LINE SPACE**

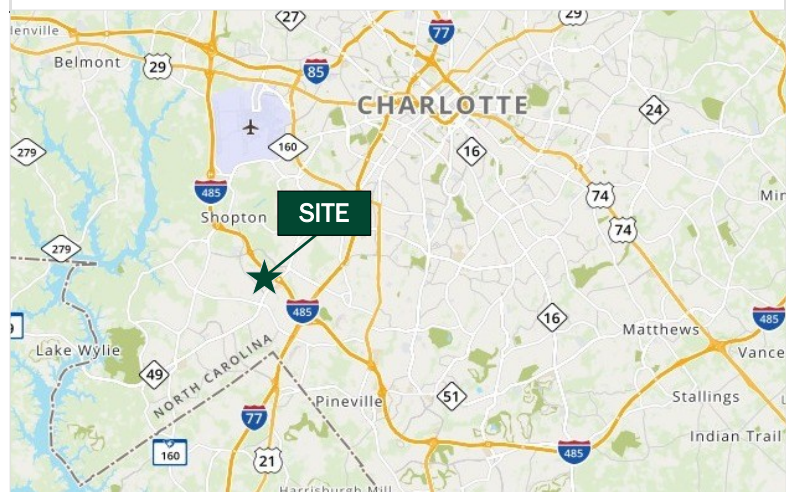
## PROPERTY DETAILS

- **Former Sprint Wireless Store**
- **One space** available for lease - approx. **1,440 SF**
- **Highly visible** building **signage**
- **40 feet from South Tryon**—parking behind
- At intersection of **I-485 beltway (exit 1)** & South Tryon St. (Hwy 49)
- **One exit away from I-77**, just southwest of downtown Charlotte
- Corridor to highly developed, high-income Lake Wylie
- **Two access points, one signalized**
- Second-largest office market in Charlotte, NC
- **Strong commuting corridor**, residential growth
- Fronts 700-acre Whitehall Tech Park, Whitehall Corporate Park
- Major corporate neighbors
- **First retail southbound off of I-485**
- Across from major 650,000 sf retail center—Whitehall Commons, with Walmart Supercenter, Lowe's, national tenants
- Across from 180-acre Ayrley Town Center, master-planned mixed-use community

| DEMOGRAPHICS                         | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------------|----------|-----------|-----------|
| 2025 Total Population                | 9,342    | 57,207    | 163,505   |
| Annual Population Growth (2025-2030) | 1.61%    | 0.87%     | 1.41%     |
| Total Households                     | 4,579    | 23,596    | 68,818    |
| Average Household Income             | \$91,124 | \$100,470 | \$116,235 |
| Average Age                          | 33.6     | 34.0      | 35.3      |
| Total Business Establishments        | 794      | 3,529     | 8,097     |
| Total Daytime Employment             | 10,976   | 59,322    | 116,109   |

## TRAFFIC COUNTS

|                             |             |
|-----------------------------|-------------|
| S. Tryon (in front of site) | 50,000 VPD  |
| I-485 North                 | 124,000 VPD |
| I-485 South                 | 129,000 VPD |





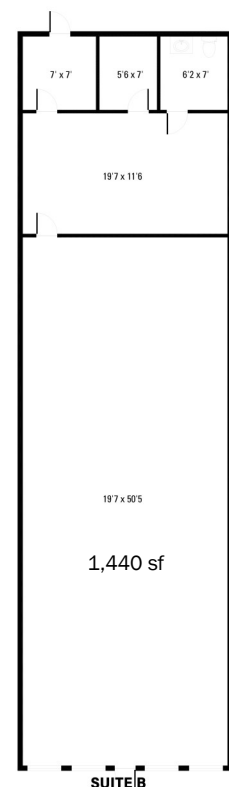
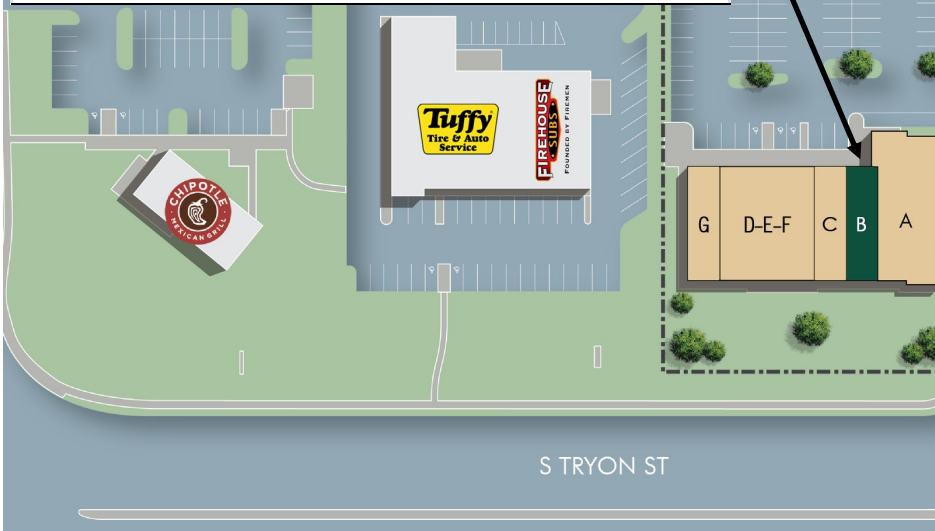
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**Conner**  
Commercial Properties



| SUITE | TENANT                    | SF    |
|-------|---------------------------|-------|
| A     | HAHN EYE CENTER           | 3,600 |
| B     | AVAILABLE                 | 1,440 |
| C     | PIZZA HUT                 | 1,440 |
| D-E-F | PREMIUM NAIL SPA          | 4,200 |
| G     | THE PEACH COBBLER FACTORY | 1,382 |



For More Information  
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# Executive Summary



Ring : 1, 3, 5 Miles radii

| Population            | 1 Miles | 3 Miles | 5 Miles |
|-----------------------|---------|---------|---------|
| 2010 Population       | 5,669   | 40,163  | 115,076 |
| 2020 Population       | 8,428   | 51,658  | 144,933 |
| 2025 Population       | 9,342   | 57,207  | 163,505 |
| 2030 Population       | 10,118  | 59,751  | 175,319 |
| 2010-2020 Annual Rate | 4.05%   | 2.55%   | 2.33%   |
| 2020-2025 Annual Rate | 1.98%   | 1.96%   | 2.32%   |
| 2025-2030 Annual Rate | 1.61%   | 0.87%   | 1.41%   |

| Age                     |      |      |      |
|-------------------------|------|------|------|
| 2025 Median Age         | 33.6 | 34.0 | 35.3 |
| U.S. median age is 39.1 |      |      |      |

| Race and Ethnicity     |       |       |       |
|------------------------|-------|-------|-------|
| White Alone            | 26.3% | 23.5% | 36.9% |
| Black Alone            | 39.9% | 34.0% | 29.0% |
| American Indian Alone  | 0.6%  | 1.6%  | 1.2%  |
| Asian Alone            | 9.4%  | 8.9%  | 7.3%  |
| Pacific Islander Alone | 0.0%  | 0.1%  | 0.1%  |
| Some Other Race Alone  | 13.8% | 20.8% | 15.0% |
| Two or More Races      | 10.1% | 11.2% | 10.5% |
| Hispanic Origin        | 23.2% | 33.6% | 25.7% |
| Diversity Index        | 82.9  | 87.0  | 84.0  |

| Households                  |       |        |        |
|-----------------------------|-------|--------|--------|
| 2010 Total Households       | 2,483 | 15,467 | 45,969 |
| 2020 Total Households       | 4,038 | 20,914 | 59,740 |
| 2025 Total Households       | 4,579 | 23,596 | 68,818 |
| 2030 Total Households       | 5,069 | 24,966 | 74,675 |
| 2010-2020 Annual Rate       | 4.98% | 3.06%  | 2.65%  |
| 2020-2025 Annual Rate       | 2.42% | 2.32%  | 2.73%  |
| 2025-2030 Annual Rate       | 2.05% | 1.14%  | 1.65%  |
| 2025 Average Household Size | 2.03  | 2.42   | 2.37   |
| Wealth Index                | 46    | 62     | 83     |

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



| Mortgage Income                     | 1 Miles  | 3 Miles   | 5 Miles   |
|-------------------------------------|----------|-----------|-----------|
| 2025 Percent of Income for Mortgage | 27.9%    | 28.0%     | 30.7%     |
| Median Household Income             |          |           |           |
| 2025 Median Household Income        | \$75,011 | \$79,440  | \$86,843  |
| 2030 Median Household Income        | \$79,845 | \$89,087  | \$100,430 |
| 2025-2030 Annual Rate               | 1.26%    | 2.32%     | 2.95%     |
| Average Household Income            |          |           |           |
| 2025 Average Household Income       | \$91,124 | \$100,470 | \$116,235 |
| 2030 Average Household Income       | \$97,027 | \$112,876 | \$130,434 |
| Per Capita Income                   |          |           |           |
| 2025 Per Capita Income              | \$45,293 | \$40,987  | \$48,969  |
| 2030 Per Capita Income              | \$49,235 | \$46,686  | \$55,598  |
| 2025-2030 Annual Rate               | 1.68%    | 2.64%     | 2.57%     |
| Income Equality                     |          |           |           |
| 2025 Gini Index                     | 35.2     | 41.8      | 44.3      |
| Socioeconomic Status                |          |           |           |
| 2025 Socioeconomic Status Index     | 49.2     | 45.8      | 48.8      |
| Housing Unit Summary                |          |           |           |
| Housing Affordability Index         | 86       | 85        | 78        |
| 2010 Total Housing Units            | 2,809    | 17,114    | 50,598    |
| 2010 Owner Occupied Hus (%)         | 34.1%    | 48.9%     | 55.8%     |
| 2010 Renter Occupied Hus (%)        | 65.9%    | 51.1%     | 44.2%     |
| 2010 Vacant Housing Units (%)       | 11.6%    | 9.6%      | 9.2%      |
| 2020 Housing Units                  | 4,259    | 22,124    | 63,070    |
| 2020 Owner Occupied HUs (%)         | 25.0%    | 41.4%     | 50.0%     |
| 2020 Renter Occupied HUs (%)        | 75.0%    | 58.6%     | 50.0%     |
| Vacant Housing Units                | 5.3%     | 5.4%      | 5.3%      |
| 2025 Housing Units                  | 4,789    | 24,875    | 73,263    |
| Owner Occupied Housing Units        | 23.7%    | 40.4%     | 48.9%     |
| Renter Occupied Housing Units       | 76.3%    | 59.6%     | 51.1%     |
| Vacant Housing Units                | 4.4%     | 5.1%      | 6.1%      |
| 2030 Total Housing Units            | 5,270    | 26,175    | 79,246    |
| 2030 Owner Occupied Housing Units   | 1,147    | 10,077    | 35,370    |
| 2030 Renter Occupied Housing Units  | 3,923    | 14,889    | 39,305    |
| 2030 Vacant Housing Units           | 201      | 1,209     | 4,571     |

# Business Summary Report (NAICS)



Ring : 1, 3, 5 Miles radii

| Data for all businesses in area     | 1 Miles | 3 Miles | 5 Miles |
|-------------------------------------|---------|---------|---------|
| Total Businesses                    | 794     | 3,529   | 8,097   |
| Total Employees                     | 10,976  | 59,322  | 116,109 |
| Total Population                    | 9,342   | 57,207  | 163,505 |
| Employee/Population Ratio (per 100) | 117.5   | 103.7   | 71.0    |

| by NAICS Codes                                | Businesses |      | Employees |      | Businesses |      | Employees |       | Businesses |      | Employees |       |
|-----------------------------------------------|------------|------|-----------|------|------------|------|-----------|-------|------------|------|-----------|-------|
|                                               | Number     | %    | Number    | %    | Number     | %    | Number    | %     | Number     | %    | Number    | %     |
| Agriculture, Forestry, Fishing & Hunting (11) | 2          | 0.3% | 12        | 0.1% | 7          | 0.2% | 73        | 0.1%  | 18         | 0.2% | 117       | 0.1%  |
| Mining (21)                                   | 0          | 0.0% | 2         | 0.0% | 4          | 0.1% | 51        | 0.1%  | 4          | 0.1% | 52        | 0.0%  |
| Utilities (22)                                | 1          | 0.1% | 11        | 0.1% | 3          | 0.1% | 19        | 0.0%  | 10         | 0.1% | 122       | 0.1%  |
| Construction (23)                             | 64         | 8.1% | 895       | 8.2% | 344        | 9.8% | 5,710     | 9.6%  | 795        | 9.8% | 12,284    | 10.6% |
| Building Construction                         | 29         | 3.6% | 288       | 2.6% | 139        | 3.9% | 1,430     | 2.4%  | 327        | 4.0% | 4,153     | 3.6%  |
| Heavy/Civil Eng Construction                  | 7          | 0.9% | 260       | 2.4% | 21         | 0.6% | 734       | 1.2%  | 46         | 0.6% | 1,188     | 1.0%  |
| Specialty Trade Contractor                    | 28         | 3.5% | 347       | 3.2% | 184        | 5.2% | 3,547     | 6.0%  | 423        | 5.2% | 6,943     | 6.0%  |
| Manufacturing (31-33)                         | 37         | 4.7% | 934       | 8.5% | 275        | 7.8% | 9,308     | 15.7% | 489        | 6.0% | 15,387    | 13.3% |
| Wholesale Trade (42)                          | 39         | 4.9% | 705       | 6.4% | 303        | 8.6% | 7,150     | 12.1% | 508        | 6.3% | 11,615    | 10.0% |
| Durable Goods                                 | 33         | 4.2% | 610       | 5.6% | 258        | 7.3% | 5,814     | 9.8%  | 431        | 5.3% | 8,785     | 7.6%  |
| Nondurable Goods                              | 5          | 0.6% | 91        | 0.8% | 40         | 1.1% | 1,317     | 2.2%  | 66         | 0.8% | 1,749     | 1.5%  |
| Trade Broker                                  | 1          | 0.1% | 3         | 0.0% | 5          | 0.1% | 19        | 0.0%  | 11         | 0.1% | 1,081     | 0.9%  |



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (NAICS)

Ring : 1, 3, 5 Miles radii

| by NAICS Codes                                | 1 Miles    |           |        |       | 3 Miles    |           |        |       | 5 Miles    |           |        |       |
|-----------------------------------------------|------------|-----------|--------|-------|------------|-----------|--------|-------|------------|-----------|--------|-------|
|                                               | Businesses | Employees |        |       | Businesses | Employees |        |       | Businesses | Employees |        |       |
|                                               | Number     | %         | Number |       | Number     | %         | Number |       | Number     | %         | Number | %     |
| Retail Trade (44-45)                          | 69         | 8.7%      | 1,175  | 10.7% | 402        | 11.4%     | 7,472  | 12.6% | 1,014      | 12.5%     | 16,278 | 14.0% |
| Motor Vehicle & Parts Dealers                 | 5          | 0.6%      | 42     | 0.4%  | 36         | 1.0%      | 334    | 0.6%  | 126        | 1.6%      | 1,681  | 1.4%  |
| Furniture & Home Furnishing Stores            | 5          | 0.6%      | 18     | 0.2%  | 26         | 0.7%      | 165    | 0.3%  | 69         | 0.8%      | 529    | 0.5%  |
| Electronics & Appliance Stores                | 6          | 0.8%      | 80     | 0.7%  | 24         | 0.7%      | 363    | 0.6%  | 61         | 0.8%      | 561    | 0.5%  |
| Building & Garden Equipment                   | 12         | 1.5%      | 320    | 2.9%  | 54         | 1.5%      | 828    | 1.4%  | 122        | 1.5%      | 1,844  | 1.6%  |
| Food & Beverage Stores                        | 13         | 1.6%      | 184    | 1.7%  | 45         | 1.3%      | 758    | 1.3%  | 112        | 1.4%      | 2,013  | 1.7%  |
| Health & Personal Care Stores                 | 7          | 0.9%      | 40     | 0.4%  | 29         | 0.8%      | 275    | 0.5%  | 88         | 1.1%      | 641    | 0.6%  |
| Gasoline Stations                             | 2          | 0.3%      | 13     | 0.1%  | 17         | 0.5%      | 105    | 0.2%  | 28         | 0.3%      | 160    | 0.1%  |
| Clothing, Shoe and Jewellery Stores           | 6          | 0.8%      | 16     | 0.1%  | 51         | 1.4%      | 551    | 0.9%  | 122        | 1.5%      | 1,651  | 1.4%  |
| Sporting Goods, Hobby & Music Stores          | 7          | 0.9%      | 46     | 0.4%  | 41         | 1.2%      | 327    | 0.6%  | 122        | 1.5%      | 1,174  | 1.0%  |
| General Merchandise Stores                    | 6          | 0.8%      | 416    | 3.8%  | 79         | 2.2%      | 3,766  | 6.3%  | 164        | 2.0%      | 6,023  | 5.2%  |
| Transportation & Warehousing (48-49)          | 16         | 2.0%      | 495    | 4.5%  | 121        | 3.4%      | 2,708  | 4.6%  | 273        | 3.4%      | 5,165  | 4.5%  |
| Truck Transportation                          | 6          | 0.8%      | 40     | 0.4%  | 47         | 1.3%      | 628    | 1.1%  | 113        | 1.4%      | 1,206  | 1.0%  |
| Information (51)                              | 22         | 2.8%      | 1,131  | 10.3% | 83         | 2.4%      | 3,927  | 6.6%  | 193        | 2.4%      | 5,560  | 4.8%  |
| Finance & Insurance (52)                      | 56         | 7.0%      | 468    | 4.3%  | 143        | 4.0%      | 1,224  | 2.1%  | 306        | 3.8%      | 2,234  | 1.9%  |
| Central Bank/Credit & Related Activities      | 20         | 2.5%      | 174    | 1.6%  | 43         | 1.2%      | 331    | 0.6%  | 101        | 1.3%      | 769    | 0.7%  |
| Securities & Commodity Contracts              | 17         | 2.1%      | 74     | 0.7%  | 50         | 1.4%      | 351    | 0.6%  | 104        | 1.3%      | 581    | 0.5%  |
| Funds, Trusts & Other Financial               | 19         | 2.4%      | 220    | 2.0%  | 50         | 1.4%      | 542    | 0.9%  | 101        | 1.3%      | 885    | 0.8%  |
| Real Estate, Rental & Leasing (53)            | 44         | 5.5%      | 245    | 2.2%  | 196        | 5.5%      | 993    | 1.7%  | 486        | 6.0%      | 2,309  | 2.0%  |
| Professional, Scientific & Tech Services (54) | 112        | 14.1%     | 1,412  | 12.9% | 385        | 10.9%     | 4,363  | 7.3%  | 832        | 10.3%     | 8,458  | 7.3%  |
| Legal Services                                | 10         | 1.3%      | 31     | 0.3%  | 40         | 1.1%      | 201    | 0.3%  | 95         | 1.2%      | 441    | 0.4%  |



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (NAICS)

Ring : 1, 3, 5 Miles radii

| by NAICS Codes                            | 1 Miles    |           |        |        | 3 Miles    |           |        |        | 5 Miles    |           |         |        |
|-------------------------------------------|------------|-----------|--------|--------|------------|-----------|--------|--------|------------|-----------|---------|--------|
|                                           | Businesses | Employees |        |        | Businesses | Employees |        |        | Businesses | Employees |         |        |
|                                           | Number     | %         | Number |        | Number     | %         | Number |        | Number     | %         | Number  | %      |
| Management of Companies (55)              | 4          | 0.5%      | 16     | 0.1%   | 25         | 0.7%      | 94     | 0.2%   | 45         | 0.6%      | 210     | 0.2%   |
| Administrative, Support & Waste Mgmt (56) | 35         | 4.4%      | 561    | 5.1%   | 197        | 5.6%      | 2,490  | 4.2%   | 428        | 5.3%      | 4,734   | 4.1%   |
| Educational Services (61)                 | 16         | 2.0%      | 220    | 2.0%   | 69         | 2.0%      | 2,408  | 4.1%   | 166        | 2.0%      | 4,713   | 4.1%   |
| Health Care & Social Assistance (62)      | 66         | 8.3%      | 718    | 6.5%   | 190        | 5.4%      | 2,112  | 3.6%   | 542        | 6.7%      | 7,128   | 6.1%   |
| Ambulatory Health Care                    | 48         | 6.0%      | 532    | 4.8%   | 139        | 3.9%      | 1,328  | 2.2%   | 383        | 4.7%      | 3,933   | 3.4%   |
| Hospital                                  | 0          | 0.0%      | 0      | 0.0%   | 4          | 0.1%      | 33     | 0.1%   | 30         | 0.4%      | 595     | 0.5%   |
| Nursing/Residential Care                  | 1          | 0.1%      | 2      | 0.0%   | 4          | 0.1%      | 130    | 0.2%   | 20         | 0.3%      | 911     | 0.8%   |
| Social Assistance                         | 16         | 2.0%      | 183    | 1.7%   | 43         | 1.2%      | 621    | 1.1%   | 110        | 1.4%      | 1,690   | 1.5%   |
| Arts, Entertainment & Recreation (71)     | 16         | 2.0%      | 226    | 2.1%   | 50         | 1.4%      | 2,409  | 4.1%   | 133        | 1.6%      | 3,246   | 2.8%   |
| Accommodation & Food Services (72)        | 64         | 8.1%      | 1,174  | 10.7%  | 214        | 6.1%      | 3,780  | 6.4%   | 538        | 6.6%      | 9,528   | 8.2%   |
| Accommodation                             | 11         | 1.4%      | 262    | 2.4%   | 42         | 1.2%      | 1,048  | 1.8%   | 103        | 1.3%      | 2,446   | 2.1%   |
| Food & Drinking Places                    | 53         | 6.7%      | 911    | 8.3%   | 171        | 4.8%      | 2,732  | 4.6%   | 435        | 5.4%      | 7,082   | 6.1%   |
| Other Services Except Public Admin (81)   | 81         | 10.2%     | 481    | 4.4%   | 312        | 8.8%      | 2,301  | 3.9%   | 816        | 10.1%     | 5,593   | 4.8%   |
| Repair & Maintenance                      | 11         | 1.4%      | 92     | 0.8%   | 64         | 1.8%      | 547    | 0.9%   | 201        | 2.5%      | 1,618   | 1.4%   |
| Auto Repair & Maintenance                 | 10         | 1.3%      | 80     | 0.7%   | 39         | 1.1%      | 282    | 0.5%   | 141        | 1.7%      | 1,132   | 1.0%   |
| Personal & Laundry Service                | 44         | 5.5%      | 156    | 1.4%   | 115        | 3.3%      | 813    | 1.4%   | 312        | 3.9%      | 1,826   | 1.6%   |
| Civic and Other Orgs                      | 26         | 3.3%      | 233    | 2.1%   | 132        | 3.7%      | 942    | 1.6%   | 303        | 3.7%      | 2,149   | 1.9%   |
| Public Administration (92)                | 3          | 0.4%      | 86     | 0.8%   | 21         | 0.6%      | 674    | 1.1%   | 45         | 0.6%      | 1,207   | 1.0%   |
| Unclassified Establishments (99)          | 45         | 5.7%      | 8      | 0.1%   | 187        | 5.3%      | 56     | 0.1%   | 455        | 5.6%      | 168     | 0.1%   |
| Total (11-99)                             | 794        | 100.0%    | 10,976 | 100.0% | 3,529      | 100.0%    | 59,322 | 100.0% | 8,097      | 100.0%    | 116,109 | 100.0% |



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.