



ASCENT
REAL ESTATE PARTNERS



Ground Floor Retail
3,500 SF Restaurant
Space w/ Patio
1,200 SF Retail Space

RESTAURANT
SPACE WITH PATIO
AVAILABLE
Marshall Ranson - marshall@ascent.re
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Restaurant SF:	3,500 SF w/ patio
Retail SF:	1,200 SF
Lease Rate:	Please Call For Pricing
S. Tryon St. Traffic Counts (2019):	16,500 VPD
Zoning:	TOD-MO

PROPERTY OVERVIEW

Ideally located in the heart of South End, the retail spaces at Holiday Inn Express & Suites South End provide excellent visibility, strong daytime and nighttime populations, and ease of accessibility. The ground floor retail includes a premier 3,500 SF purpose-built restaurant space fronting S Tryon St. with ample patio space and ventilation shaft and grease trap in place. Holiday Inn Express & Suites South End features 123 hotel rooms, a meeting room, and a board and is adjacent to The Square, a newly developed 150,000 SF Class A office building, Centro Square Apartments, and Wilmore Centennial Park.

SITE LOCATION



UPTOWN
CHARLOTTE

South Tyron

 Holiday Inn
Express

WILMORE
NEIGHBORHOOD

DILWORTH
NEIGHBORHOOD

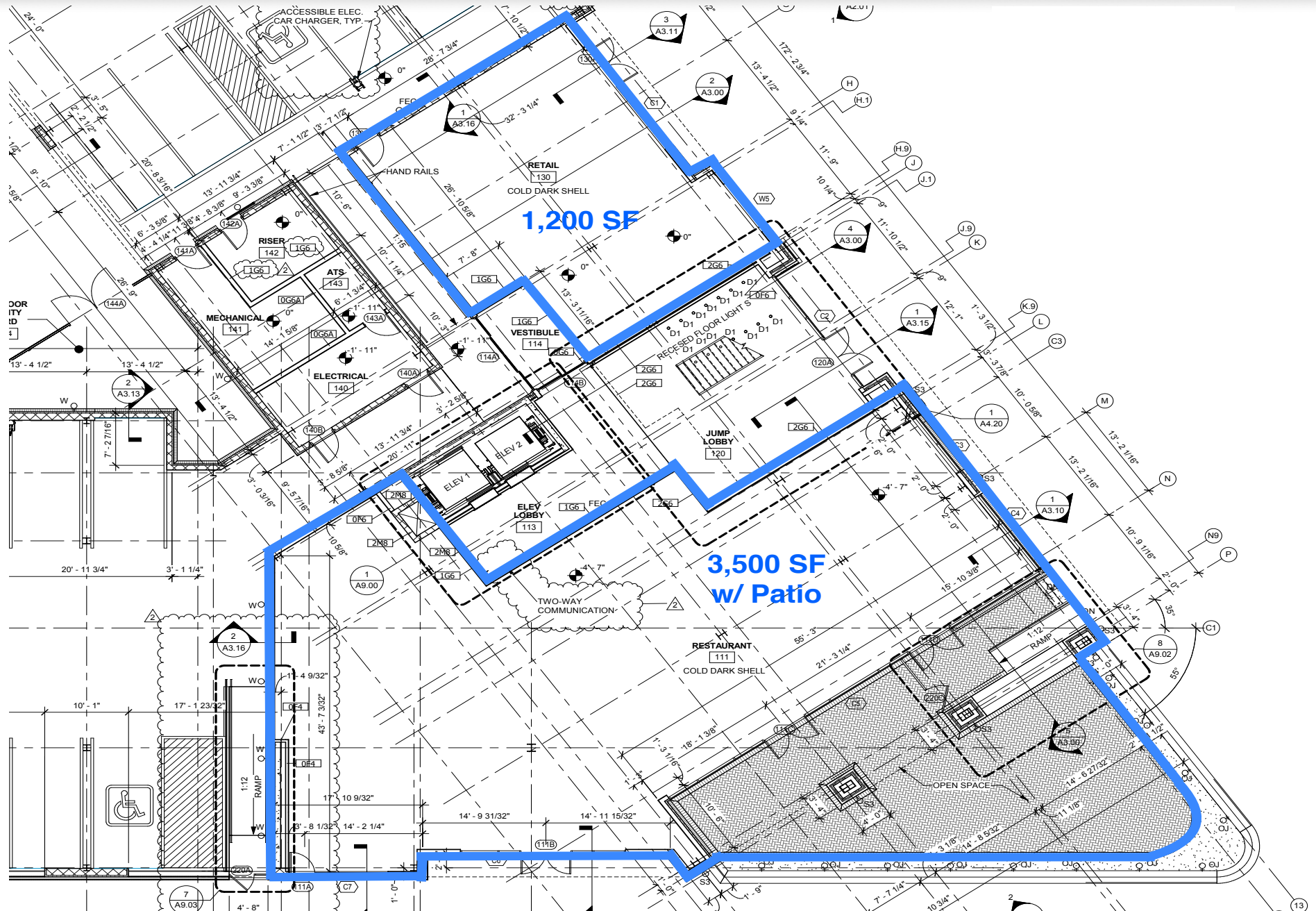
SOUTH END

Light Rail

1617 S Tryon St. | Retail for Lease



FLOOR PLAN



PROPERTY PHOTOS



1617 S Tryon St. | Retail for Lease



WILMORE CENTENNIAL PARK PHOTOS





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1617 S Tryon St. | **Retail for Lease**

