



SAL

COMMERCIAL LAND DEVELOPMENT OPPORTUNITY IN STEELE CREEK AREA OF CHARLOTTE

13323 and 13325 S. Tryon St., Charlotte, NC 28278



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	
Lot Size:	1.667 Acres
Zoning:	N1-A
Market:	Charlotte
Submarket:	Southwest
Traffic Count:	31,000
Price / SF:	\$17.21

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PROPERTY OVERVIEW

Excellent potential commercial land development opportunity in growing area of Steele Creek on South Tryon St.

PROPERTY HIGHLIGHTS

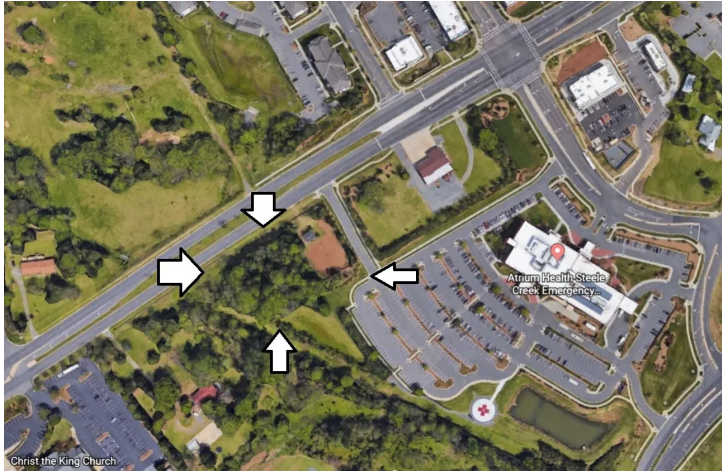
- Next to Atrium Health Steele Creek Emergency Care
- 72,745 total square feet
- Surrounded by healthy mix of residential and commercial properties
- Ask for available survey
- Asking price reflects a successful rezone to commercial
- Ideal for office, medical, restaurant, daycare, motel.
- Parcel id#s: 21912110, 21912111



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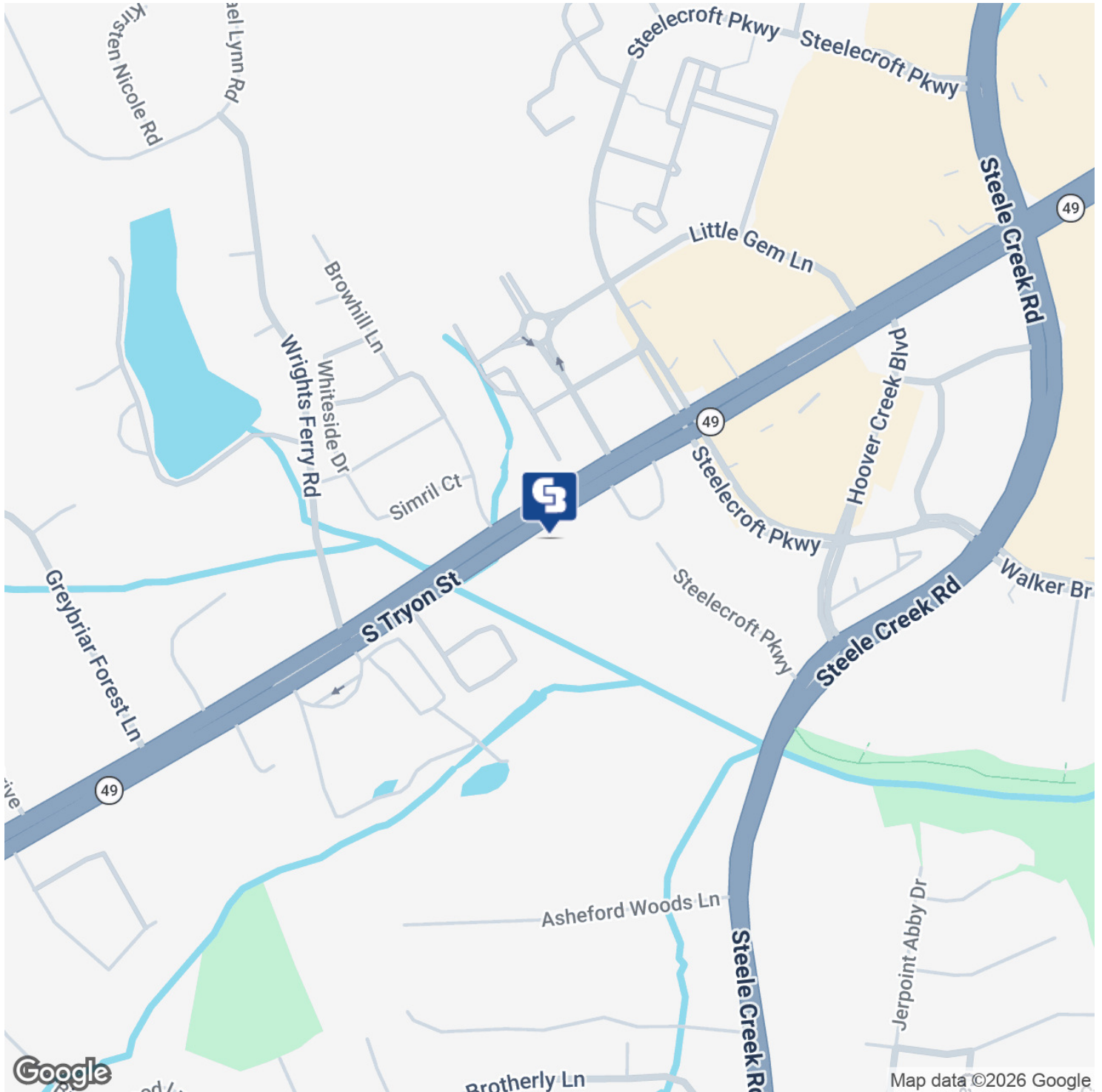
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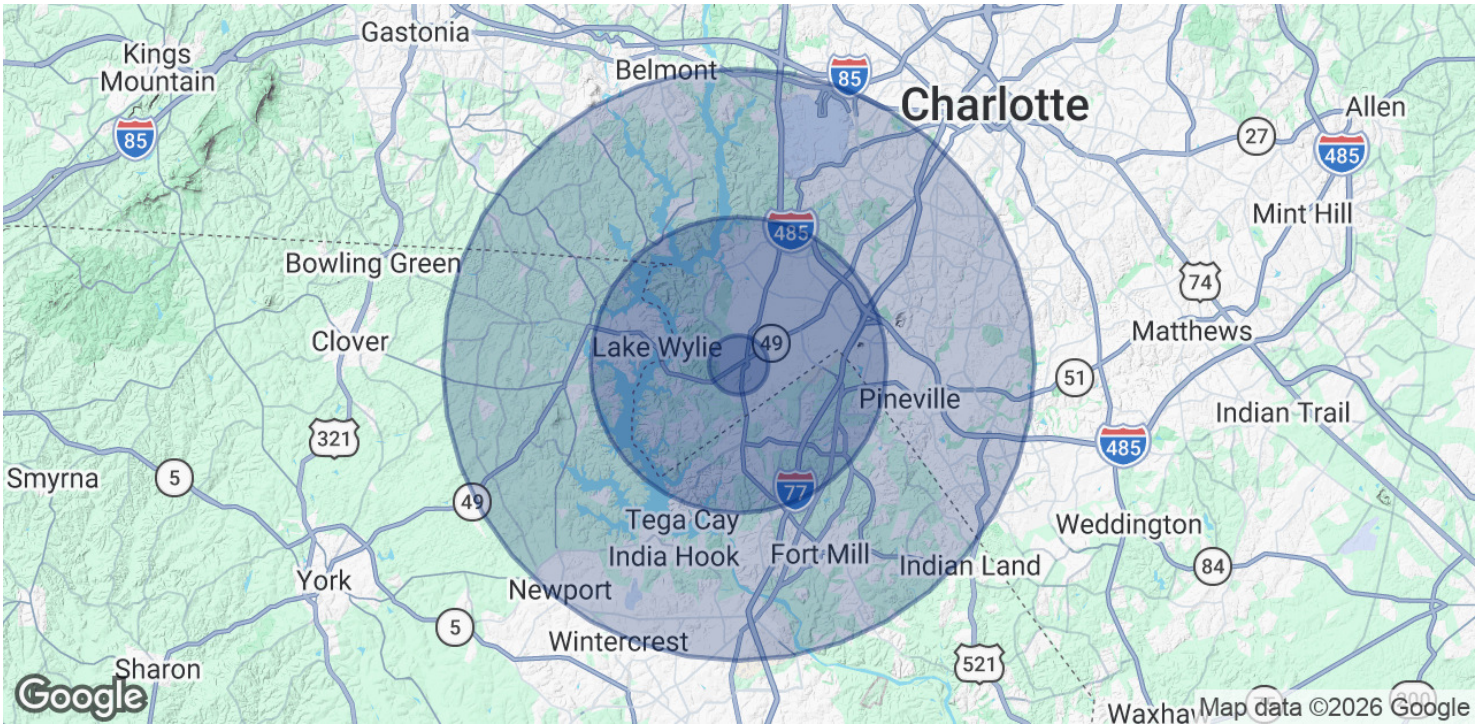
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,947	110,662	403,185
Average age	31.2	37.4	37.3
Average age (Male)	28.6	36.3	36.5
Average age (Female)	32.0	37.3	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,031	42,354	163,858
# of persons per HH	3.0	2.6	2.5
Average HH income	\$83,123	\$102,481	\$98,765
Average house value	\$239,919	\$279,179	\$277,008

* Demographic data derived from 2020 ACS - US Census

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