



# 2709 N Tryon Street

Charlotte, North Carolina 28206



**Available for Lease**

+/- 4,185 SF Mixed-Use Building in NoDa

## Property Overview

# 2709 N Tryon Street

## Available for Lease

Opportunity to lease +/- 4,185 SF at 2709 N Tryon Street, a highly visible, freestanding building in Charlotte's rapidly evolving North End. Positioned along a key corridor connecting Uptown to NoDa and University City, the property offers strong frontage and close proximity to the LYNX Blue Line. Surrounded by new mixed-use developments — including a planned Sprouts and over 380 apartments — the site is ideal for retail, office, or medical office users looking to join a growing, investment-focused district.

## Property Details

**Address** 2709 N Tryon St | Charlotte, NC, 28206

**Availability** +/- 4,185 SF Available for Lease

**Acreage** +/- 0.224 AC

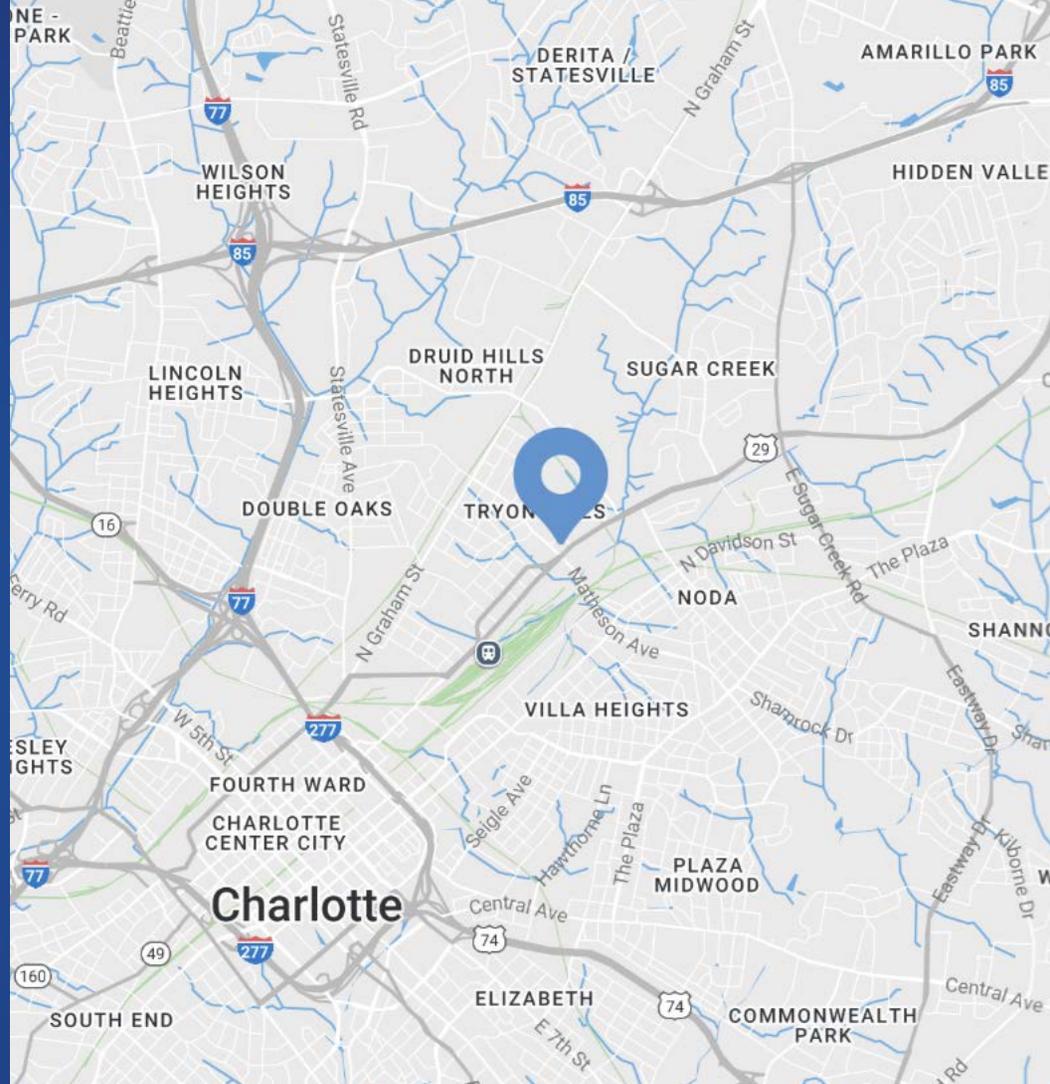
**Use** Mixed-Use

**Parcel ID** 08501103

**Zoning** ML-2

**Traffic Counts** N Tryon St | 24,000 VPD  
Matheson Ave | 11,500 VPD

**Lease Rate** Call for Leasing Details



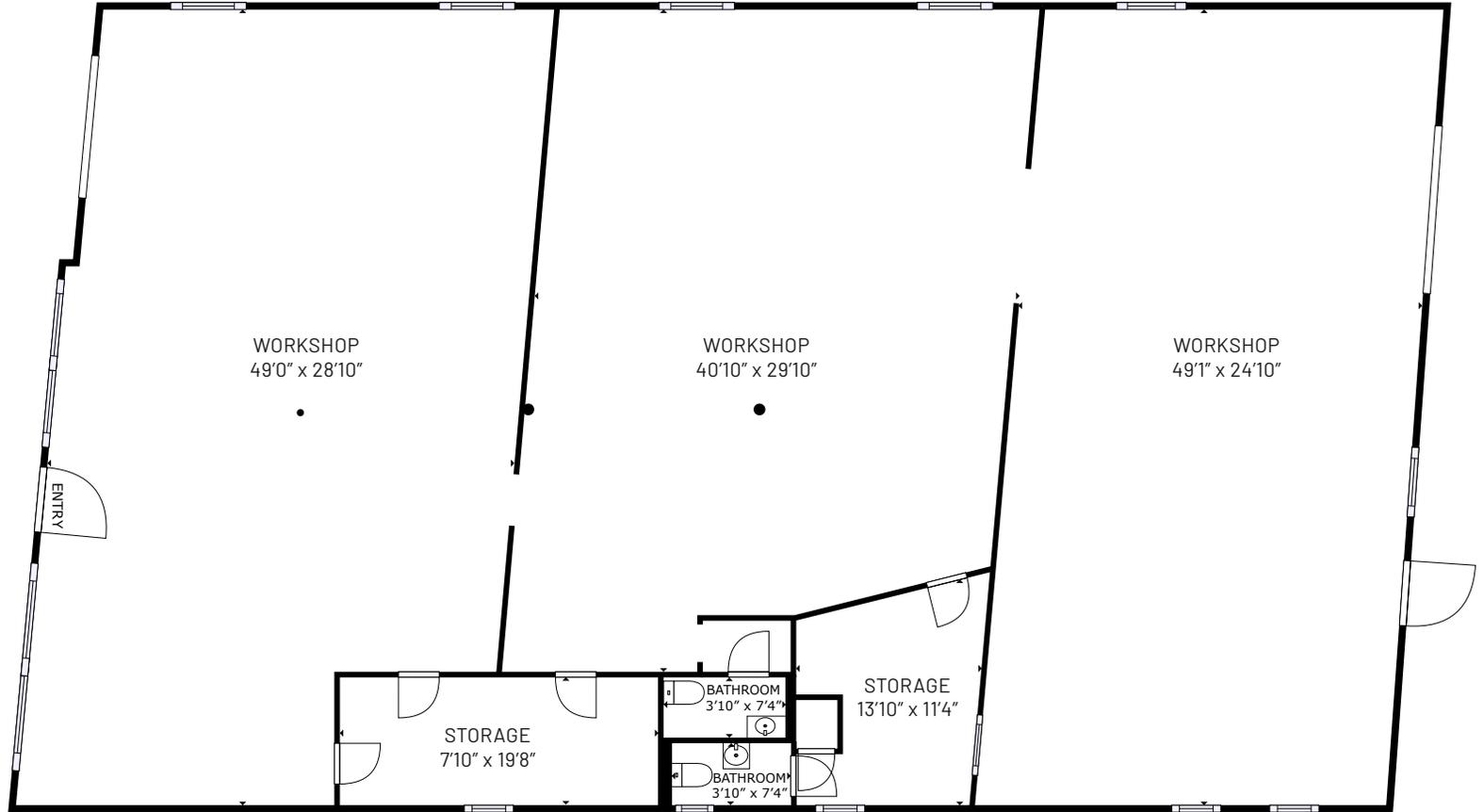
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	11,678	113,293	281,978
<b>Avg. Household Income</b>	\$100,471	\$111,293	\$110,868
<b>Median Household Income</b>	\$62,071	\$71,290	\$69,282
<b>Households</b>	6,054	54,598	126,415
<b>Daytime Employees</b>	6,393	100,726	199,787

Available

+/- 4,185 SF

 Virtual Tour



Interior Photos

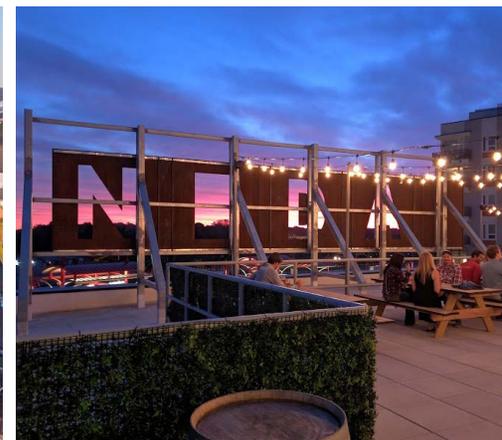


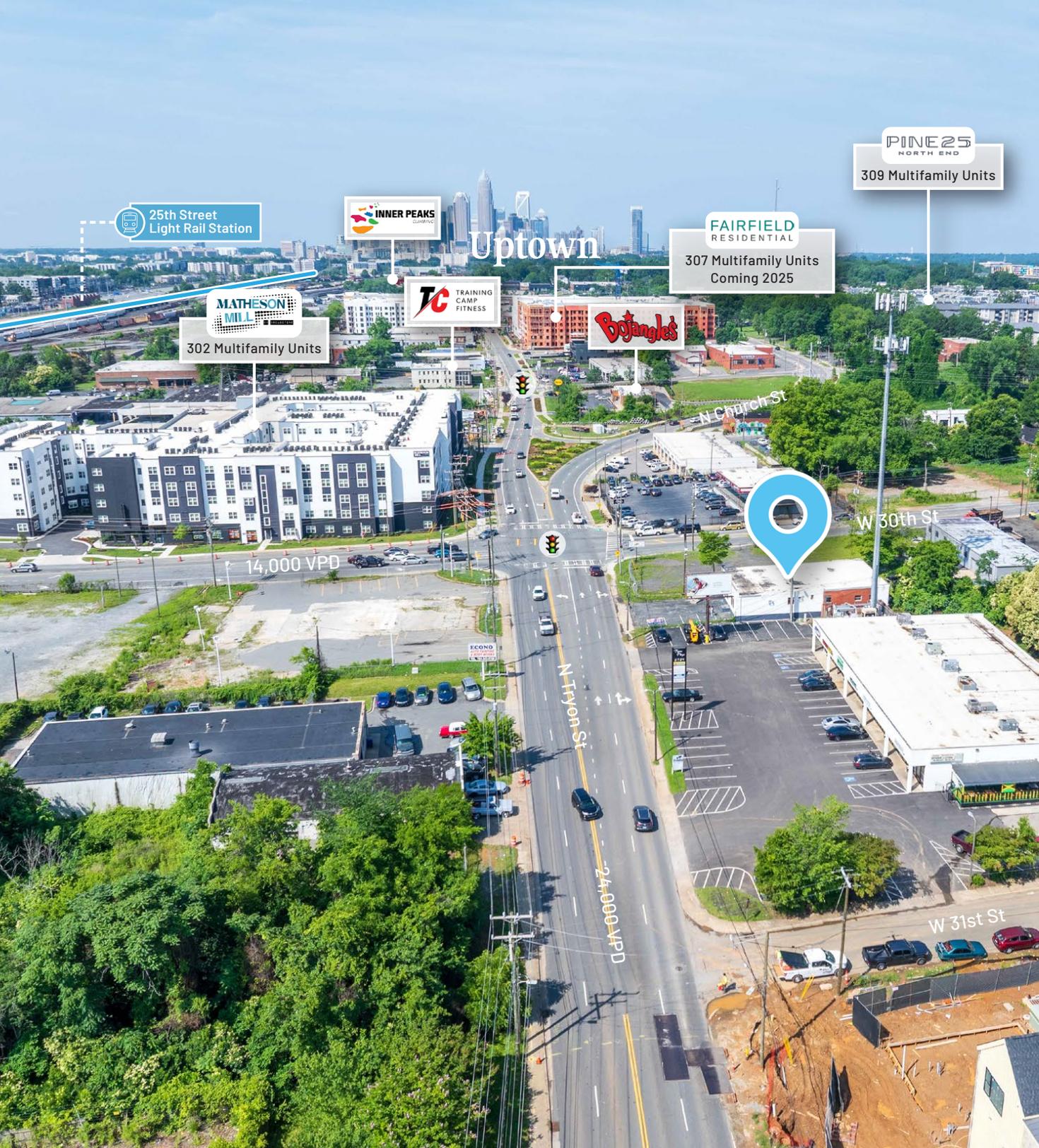


# NoDa

## Charlotte, NC

Known as Charlotte's arts district, NoDa has seen a boom in multi-family development as millennials moving to Charlotte seek residence somewhere modern, convenient and interesting. The restaurants and art galleries support an entertainment focused area that has become one of the most sought after neighborhoods for retail and residential development as the area expands. Multiple events are held in the neighborhood throughout the year, promoting grassroots causes that attract creative, sustainability-conscious Charlotte residents.





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.