

UPTOWN CHARLOTTE

1501
N. TRYON STREET
CHARLOTTE, NC

**OFFERED
FOR SALE**
\$2,980,000

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

1501 N. TRYON STREET CHARLOTTE, NC

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a vacant gas station space in one Charlotte, NC's . The offering provides investors or users the opportunity to own a 3,479 SF, 2nd generation C-store in one of Charlotte's premier and fastest growing neighborhoods.

The asset is positioned about 1 mile from uptown Charlotte along N. Tryon St which connects the bustling uptown Charlotte with retail and industrial heavy area right before NODA. The area has popular breweries coffee shops and restaurants that attract thousands of people daily. The neighborhood's walkability encourages foot traffic, benefiting local retailers and fostering a sense of community. Additionally, its growing popularity makes it a prime location for new businesses, enhancing the overall experience.

ASSET SNAPSHOT

Address	1501 N. Tryon St. Charlotte, NC 2820
Property Offering	DARK 7-Eleven
Building Size (GLA)	3,479 SF
Land Size	1.14 AC
Year Built/Renovated	2001
Zoning	ML-2 & Opportunity Zone
NOI	\$118,580
Lease Expiration	September 30th, 2026

 **118,124** PEOPLE
IN 3 MILE RADIUS

 **\$127,125** AHHI
IN 3 MILE RADIUS

 **21,368** VPD
ON INTERSTATE 20

PRICE | \$2,980,000

**UPTOWN CHARLOTTE
LESS THAN 1 MILE**



INVESTMENT HIGHLIGHTS



**7-ELEVEN
DARK RENT**

2 years remaining on the lease | 7-Eleven has vacated the property but still paying rent, which allows for flexibility in cash-flowing in the interim or terminating the lease early with 7-Eleven



**DENSE & AFFLUENT
SURROUNDING DEMOGRAPHICS**

Above Average HHI and Population in the Area | 121k people in a 3 mile radius of the site as well as an AHHI in a 3 mile radius of \$105k



**FAST GROWING NORTH END /
OPTIMIST PARK SUBMARKETS**

Over 5.2K apartment units have delivered since 2019 in a 1-mile radius, a 112% supply growth | 2,249 units are currently under construction | North Tryon St. has around 21k VPD and connects the popular Charlotte area NODA with Uptown Charlotte



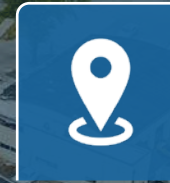
**PRIME
REDEVELOPMENT SITE**

Least intensive zoning category (ML-2) provides for a flexible uses and easy rezoning ability | Adjacent sites have recently been rezoned to multi-family | All Underground Storage Tanks & Canopy's have been removed



**WELL POSITIONED
CORNER LOT**

Positioned at the lighted intersection of Dalton Ave (9,500) and N. Tryon St (21,500 VPD) | Two access points (one on Dalton Ave and one on N. Tryon St) | Approximately a half-mile to Optimist Hall, 1 mile to Camp North End, 1-mile to Uptown, and 2 Miles to NoDa



**A TOP PERFORMING
MARKET NATIONALLY**

Charlotte, NC ranked #5 in 2022 of best residential markets (Rocket Mortgage) | Charlotte forecasts a 45.2% job growth over the next 10 years (4.6% growth from 2021 to 2022) | 5th fastest growing city from 2021 to 2022 (population change: 15,217)

SITE PLAN



PROPERTY PHOTOS





Johnson C. Smith University

1,100 Students
250 employees

CAMP NORTH END

A 76 acre mixed use development with 330 apartments being delivered in Q1 2025. The area boasts over 600k square feet of office space, over 400k square feet of industrial space, and the rest retail and flex.



1501

**N. TRYON STREET
CHARLOTTE, NC**

DUNLOE
Built in 2024
20 Units
Upscale Apartments

DALTON AVE 9,289 VPD

N. TRYON ST 21,368 VPD



UPTOWN CHARLOTTE



1501 N. TRYON STREET CHARLOTTE, NC



N. TRYON ST 21,368 VPD

DALTON AVE 9,289 VPD



MIDTOWN

PLAZA MIDWOOD

OPTIMIST PARK

1,055 apartment units in Optimist Park

Over 165K SF of Retail Space

Optimist Hall: a 22,000 SF adaptive reuse of a former textile mill with over 20 food stalls, retail shops and home to Duke Energy's Innovation Center

1501 N. TRYON STREET CHARLOTTE, NC

N. TRYON ST 21,368 VPD

DALTON AVE 9,289 VPD



PLAZA MIDWOOD

Villa Heights

2,618 Multi-family units
150kSF of retail space

1501
N. TRYON STREET
CHARLOTTE, NC

29



DALTON AVE 9,289 VPD

N. TRYON ST 21,368 VPD



NoDa & SUGAR CREEK
2,572 Total Apartments
(2,269 under construction)
663K SF of Combined Retail

The **HENRY**
AT NORTH END
Delivered in 2024
111 Units
of modern
apartments

PINE 25
NORTH END
Over 300 Units with
300 more on the way

DUNLOE
Built in 2024
20 Units
Upscale Apartments

1501
N. TRYON STREET
CHARLOTTE, NC

DALTON AVE 9,289 VPD

N. TRYON ST 21,368 VPD





CHARLOTTE

RALEIGH
160 MILES

COLUMBIA
88 MILES

CHARLOTTE MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

UPTOWN CHARLOTTE

1501 N. TRYON STREET CHARLOTTE, NC

Exclusively Offered By:



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