

NORTHGATE SHOPPING CENTER

6701 N. TRYON STREET | CHARLOTTE, NC 28213



CONTACT

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**AVAILABLE
FOR LEASE**

PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY INFORMATION

TOTAL GLA:

25,800 SF

SPACE AVAILABLE:

1,600 SF (20' X 80')

ZONING:

B-2

TICAM:

\$5.81 / SF

LEASE RATE:

Please Call

PROPERTY HIGHLIGHTS

- Established neighborhood center in North Charlotte (N. Tryon Street) submarket.
- Anchored by Family Dollar.
- Excellent visibility on North Tryon corridor.
- Enjoys close proximity to University area at Tom Hunter Road intersection.
- Pylon signage available.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	11,084	82,860	244,942
AVERAGE HH INCOME	\$63,512	\$75,678	\$85,410
MEDIAN HH INCOME	\$47,135	\$58,715	\$66,832
BUSINESS ESTABLISHMENTS	268	3,936	10,385
DAYTIME EMPLOYMENT	1,726	31,310	69,896



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CONTACT

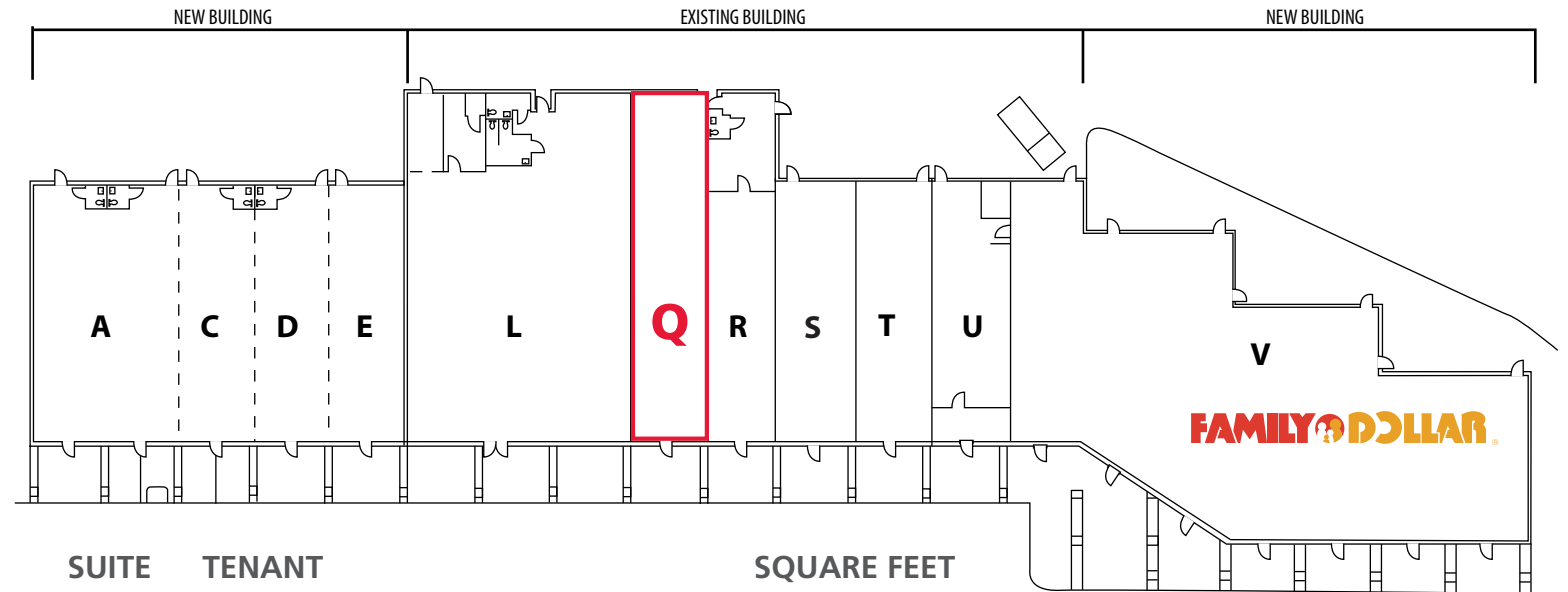
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SUITE	TENANT	SQUARE FEET
A	El Taco Veloz	2,400 SF
C	Barber Shop	1,200 SF
D	Cottage Chinese Restaurant	1,200 SF
E	The Fantasy Life Event Center	1,200 SF
L	Al Chile Sport Bar	4,800 SF
Q	AVAILABLE	1,600 SF
R	Beauty Supply	1,600 SF
S	Metro PCS	1,200 SF
T	Orange Wireless	1,200 SF
U	Perry's Playhouse	1,200 SF
V	Family Dollar	8,200 SF

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