

# SPACE AVAILABLE FOR LEASE

3514 SOUTH TRYON ST | CHARLOTTE, NC 28217



**Loso Lofts**

13.5 Acre Mixed-Use  
Development by Kairoi Residential

PROVIDENCE PAINT COMPANY



**SITE**

Under Lease

GEOSCIENCE  
GROUP  
Incorporated

THE REDBUD GROUP | kw SOUTH PARK

Clanton Rd

S Tryon St

20,000 VPD

20,000 VPD



**CONTACT**

Eric Howell | 704.644.4584  
ehowell@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
www.PROVIDENCEGROUP.COM

**AVAILABLE  
FOR LEASE**

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



PROPERTY / LEASING OVERVIEW

- Freestanding building with excellent visibility on S. Tryon St
- 1,612 SF for Retail or Office
- LEASING INFO:
  - Flexible Lease Terms
  - Modified Net Lease
  - Call for Rates

PROPERTY HIGHLIGHTS

- Located near the intersection of S Tryon St and Clanton Road
- Prominent street presence
- Gated Access from S Tryon
- Approximately 1,800 SF of covered outdoor space
- Easy access to I-77
- Open front showroom with private office, conference room, kitchen & storage room

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	12,097	92,519	235,390
AVERAGE HH INCOME	\$70,418	\$115,857	\$111,193
MEDIAN HH INCOME	\$68,394	\$83,795	\$80,773
BUSINESS ESTABLISHMENTS	1,273	9,955	19,740
DAYTIME EMPLOYMENT	12,053	131,830	255,567



© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



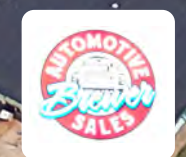
# SPACE AVAILABLE FOR LEASE

3514 SOUTH TRYON ST | CHARLOTTE, NC 28217



PROVIDENCE PAINT COMPANY

## SITE



Blairhill Rd

Under Lease

Clanton Rd

20,000 VPD

20,000 VPD



metro by T-Mobile  
HOLLYWOOD INK TATTOOS  
BEDDER BEDDER & MOORE



**Loso Lofts**

13.5 Acre Mixed-Use

Development by Kairoi Residential

© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

### CONTACT

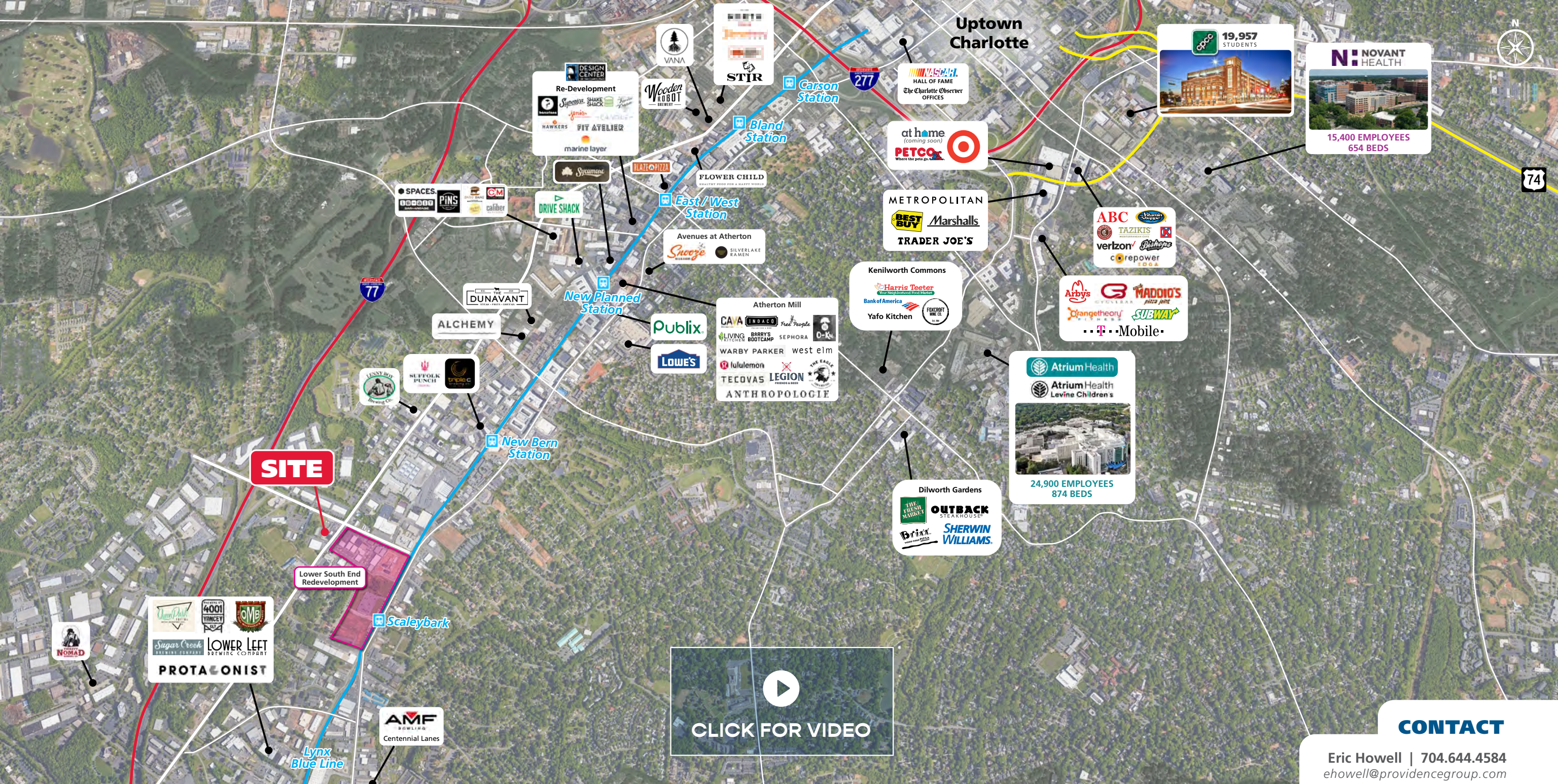
Eric Howell | 704.644.4584  
ehowell@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
WWW.PROVIDENCEGROUP.COM







**CONTACT**

Eric Howell | 704.644.4584  
ehowell@providencegroup.com