

# SALE

## FLEX WAREHOUSE/RETAIL C-STORE

5926-5940 N Tryon St Charlotte, NC 28213



### PROPERTY DESCRIPTION

Flex/Warehouse building with C-Store on popular N Tryon St. Immediate investment opportunity containing multiple warehouse and long term convenience store tenant. Building located in walking distance to Old Concord Road light rail station. Opportunity to gain immediate rental income while growing into warehouse/flex space. **TENANT OCCUPIED BUILDING, DO NOT STEP ON PROPERTY WITH OUT EXPRESS PERMISSION.**

### PROPERTY HIGHLIGHTS

- 11,832 SF Flex/Retail Building
- +/- 2,000 used as long-term convenience store tenant (\$2,900/Monthly)
- +/- 9,832 used as warehouse/flex tenants ( 6 - \$3,950 total monthly)
- New 2022 Roof
- ML-2 Zoning
- Traffic Volume approximately 40,000 TrafficMetrix
- Value add opportunity for end user
- C-Store with 8 Dock high flex spaces
- Parcel ID: 04902102

### OFFERING SUMMARY

|                      |             |
|----------------------|-------------|
| Sale Price:          | \$1,325,000 |
| CAP Rate:            | 6.2%        |
| Number of Units:     | 8           |
| Number of Buildings: | 1           |
| Lot Size:            | 44,199 SF   |
| Building Size:       | 11,832 SF   |
| Zoning:              | ML-2        |
| APN:                 | 04902102    |

**Ryan Pilsy**  
980 339 9174



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### Warehouse Units:

- 8 warehouse units
- Dock high/roll up doors
- 3-phase power
- Restroom in each unit
- Approximately 12' high unfinished ceilings
- Each unit has its own mailbox.
- Brand new riser and utility box.
- Fenced in Lot on master lock with Loc Doc Security
- MG (Modified Gross Lease) Tenants pay for their own water from the City, Owner maintains septic which is 5 years old.

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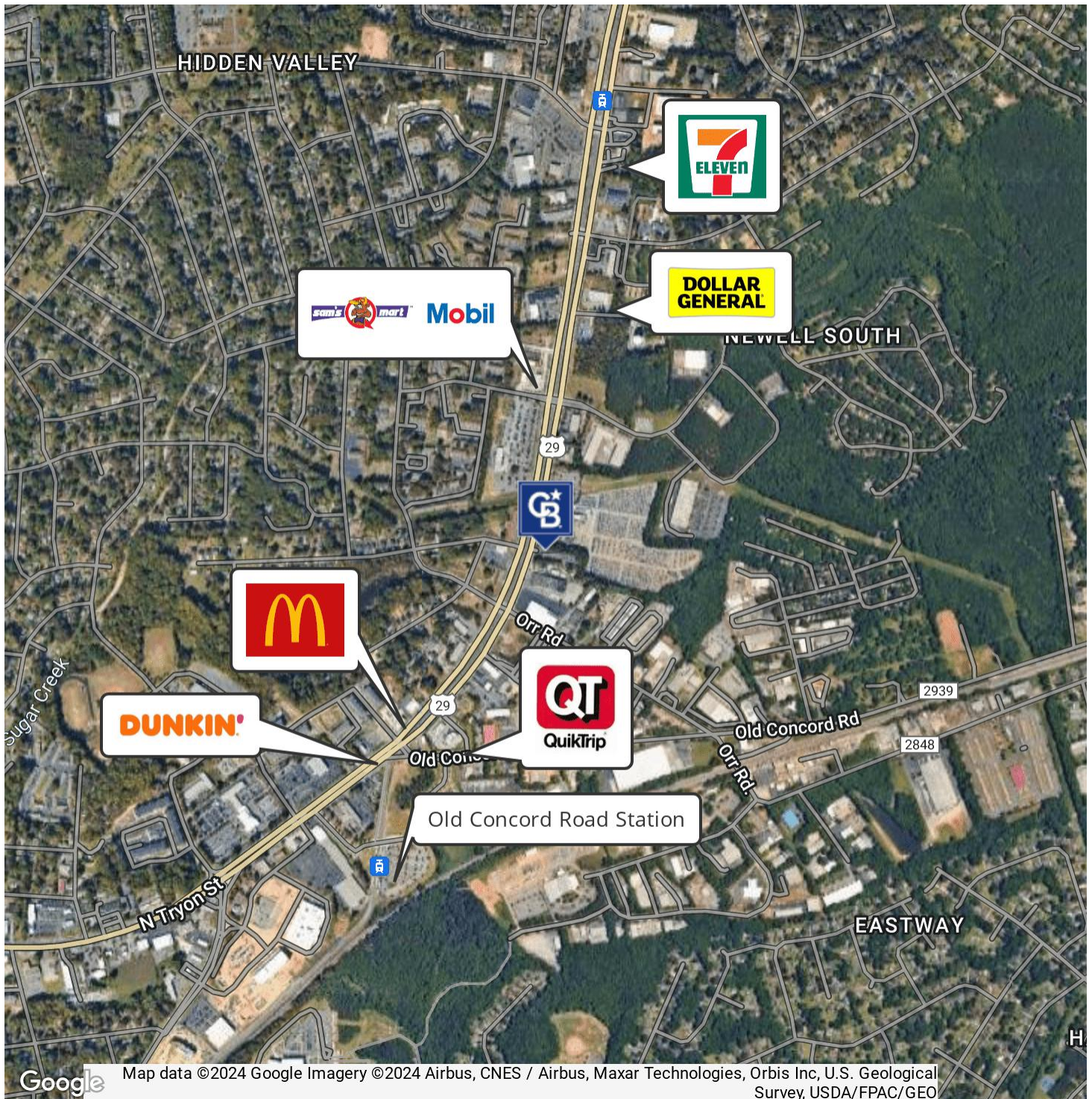
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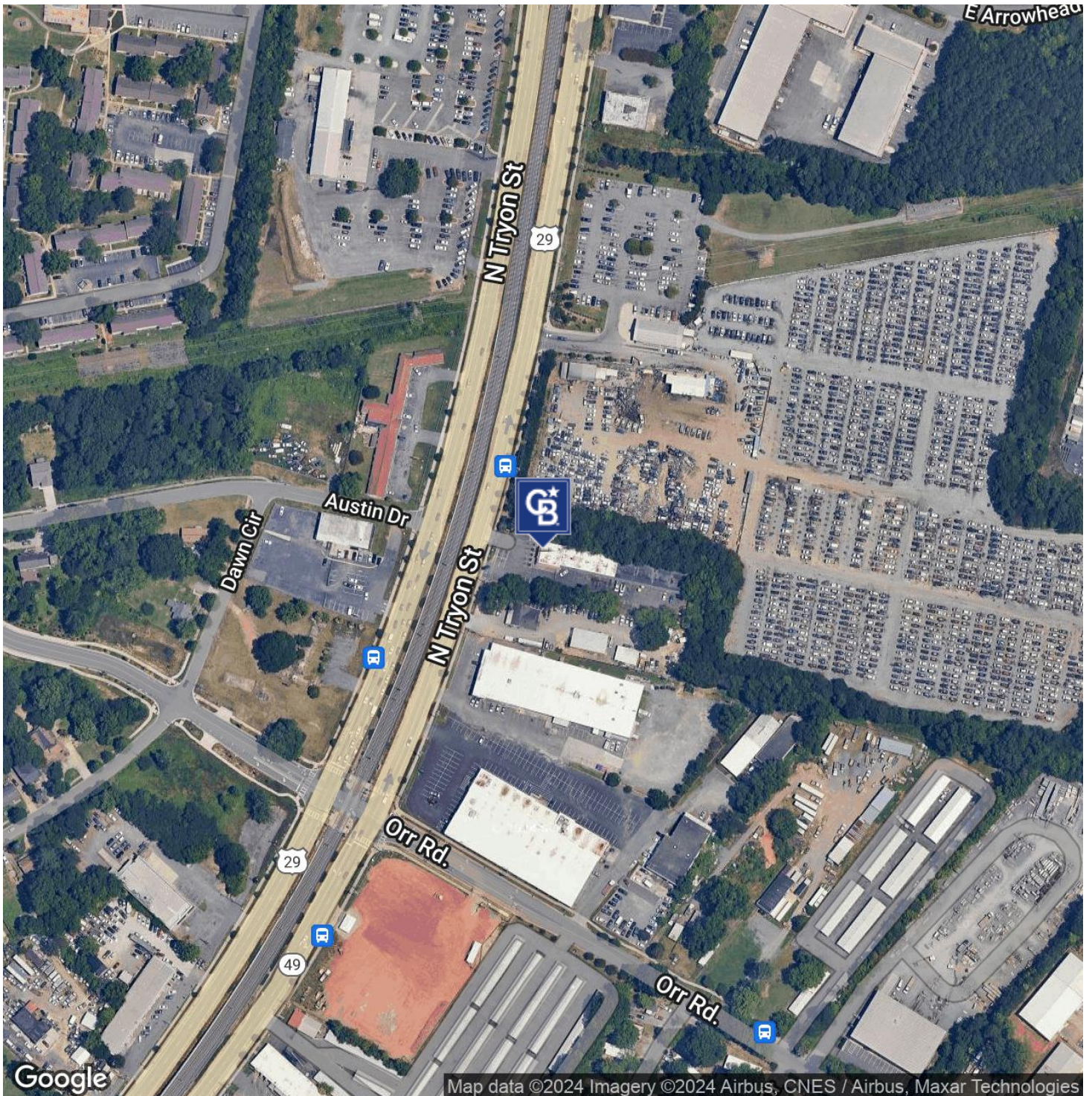
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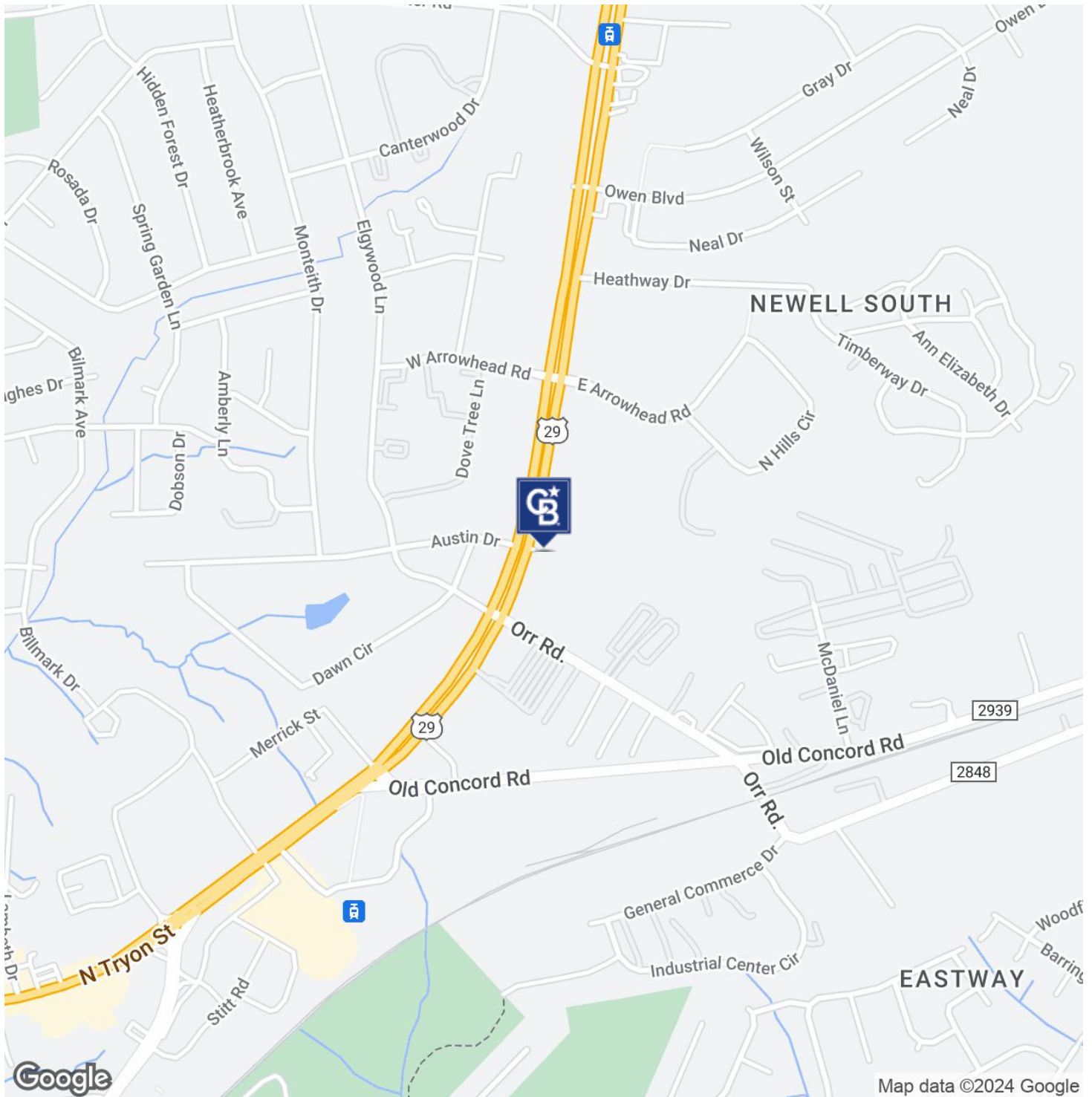
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### POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 11,192 | 243,124 | 703,572  |
| Average Age          | 33.8   | 33.6    | 35.3     |
| Average Age (Male)   | 29.3   | 32.4    | 34.2     |
| Average Age (Female) | 35.4   | 34.9    | 36.6     |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,319     | 104,662   | 300,581   |
| # of Persons per HH | 2.6       | 2.3       | 2.3       |
| Average HH Income   | \$42,374  | \$63,502  | \$83,597  |
| Average House Value | \$110,637 | \$190,598 | \$252,833 |

2020 American Community Survey (ACS)

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