

**CENTURY 21**

TRIANGLE GROUP-FLANAGAN CRE TEAM

21



**FOR LEASE**

**7925 N TRYON ST**

CHARLOTTE, NC 28262



**Pat Flanagan**

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## PROPERTY OVERVIEW



### DESCRIPTION

Tryon Pointe Business Plaza is a two-story, professionally maintained office/retail building in Charlotte's University City submarket. The property offers flexible suite options from approximately 840 SF to 2,792 SF and is suited for professional services, medical/wellness, administrative offices, or retail users. It provides on-site surface parking and convenient access to the LYNX Blue Line light-rail corridor, I-85, and surrounding retail and residential growth.

### KEY PROPERTY DETAILS

- Type: Office/Retail
- Building Size: 840-2,792 SF
- Zoning: B1CD
- Lease Rate: \$27.00 / SF / YR
- Available Suite Sizes: Approximately 840 SF to 2,792 SF
- Lease Type: Triple Net (NNN)
- TICAM:\$4.65
- Not Permitted Uses: Vape shop, Salons, Barbershops, Tattoo

### ZONING

Zoning: B1CD. B1CD is Charlotte's legacy B-1 Neighborhood Business conditional zoning designation: it generally supports neighborhood-serving retail, office, and service uses, but the specific approved conditional site plan may further limit what is allowed. Examples in the underlying B-1 district include shops and personal services, restaurants, medical/dental offices, financial institutions, and retail bakeries.

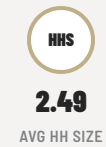
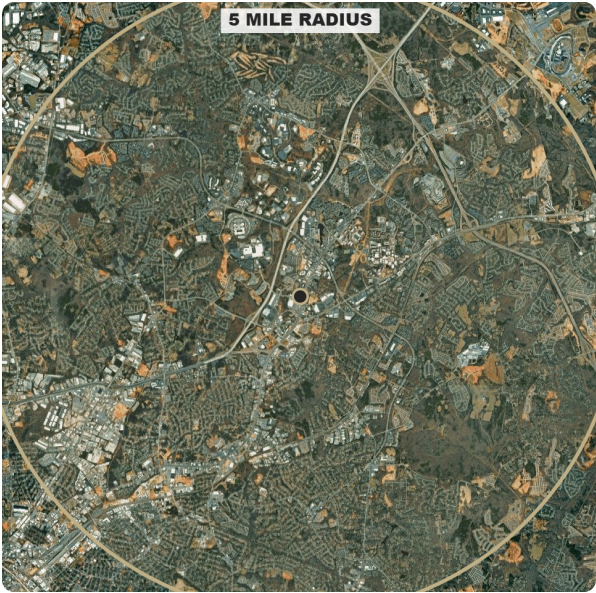
MARKET PROFILE

MARKET AREA SNAPSHOT

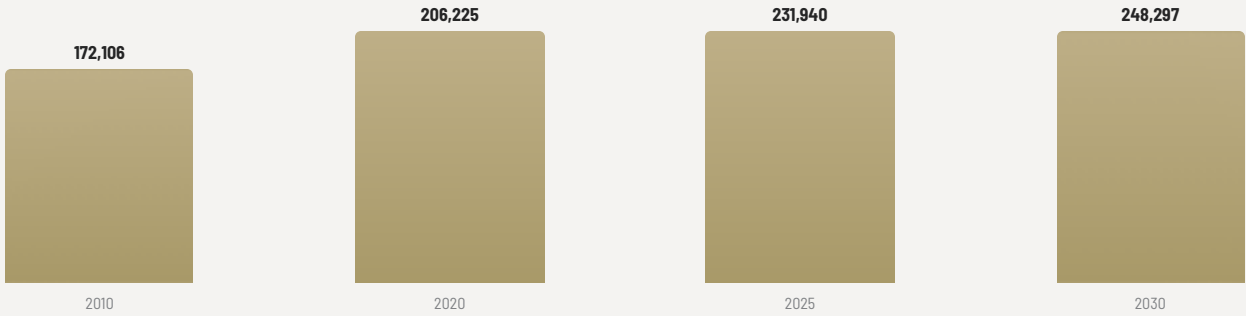
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|---------------|----------|
| Population    | 231,940  |
| Households    | 90,452   |
| Avg HH Income | \$94,701 |
| Businesses    | —        |
| Employees     | —        |

TRAFFIC COUNT ~30,500 VPD VPD — N Tryon Street

Source: U.S. Census Bureau, Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data. — as provided in the uploaded listing package.



POPULATION GROWTH



RACE & ETHNICITY



FLOOR PLAN

FLOOR PLANS  
SPACES 101, 103, 105, 107, 109, 111 & STAND ALONE BUILDING



FLOOR PLANS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

## AREA OVERVIEW



### SURROUNDING BUSINESSES & COMMERCIAL CONTEXT

7925 N Tryon St is positioned within an active commercial corridor characterized by convenient dining and retail-oriented uses. Nearby national and regional food operators, including Exxon, KFC, Taco Bell, The Juicy Crab, American Deli, and Da Vinci's Pizza, create a strong quick-service and casual dining presence. The surrounding mix supports visibility and customer traffic generated by an established dining and convenience retail cluster.

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## CONTACT



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