

# 3101, 3115 & 3217 North Tryon St.

**3.8 Acres, Commercial, Mix-Use Development Opportunity**  
*1/4 mile from 36th St. transit station, 2 miles to Uptown Charlotte*



-3 Parcels, 2 owners, Approx. 3.8 acres

-Zoned I1 & I2, Industrial

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-5 min Walk to 36th St. NoDa Light Rail Station

-2 Miles from Uptown Charlotte

-Signalized Corner, 24000 VPD

- 550' of North Tryon frontage

-3 Warehouse Buildings, Approx. 17,670 sf

-Properties are partially in Regulated Floodplain,  
which can be mitigated



**Providence Commercial**  
REAL ESTATE ADVISORS

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