

FOR SALE | LAND

5301 N. TRYON STREET & 220 LAMBETH DRIVE, CHARLOTTE, NC

Colliers
INTERNATIONAL

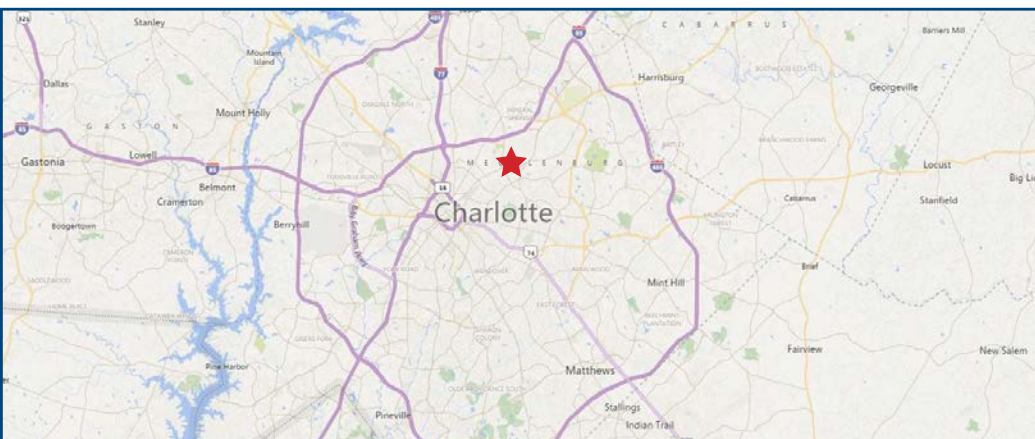
9.99 ACRE INFILL DEVELOPMENT SITE



9.99 acres infill development site located on two adjoining parcels in the North submarket of Charlotte with water and sewer available. Located on North Tryon Street at W. Eastway Dr. with adjoining parcel on Lambeth Dr. with excellent visibility on North Tryon Street accumulating over 30,400 VPD. Quick and easy access to I-77, I-85, Uptown, NODA and University neighborhoods of Charlotte.

CONTACT US

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COLLIERS INTERNATIONAL
301 S. College Street, Suite 3350
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Property Highlights

Acreage:	5301 N. Tryon St.	8.1 Acres
	220 Lambeth Dr.	1.89 Acres
Parcel ID:		089111111
		089111115
Current Zoning:		B-2 (CD)
Traffic Count:		30,400 VPD on N. Tryon 23,000 VPD on Eastway Dr.
Sales Price:	5301 N. Tryon St.	\$3,528,360
	220 Lambeth Dr.	\$823,284
		*Sales price is based on \$10/PSF Land
Distances:		1 1/2 Blocks to Old Concord Rd. Light Rail Stop 2.4 Miles to NODA



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Nearby Amenities

FOOD

Popeye's
Taco Bell
Little Caesars
Dunkin Donuts
Captain D's

SERVICES

Wells Fargo
Advanced Auto Parts
Public Storage
Pep Boys
AutoZone
Citgo
Jiffy Lube

SHOPPING

Rite Aid
Compare Foods
Kimbrell's Furniture
Capital Ford of Charlotte
Planet Mitsubishi
International Supermarket
Foot Locker

