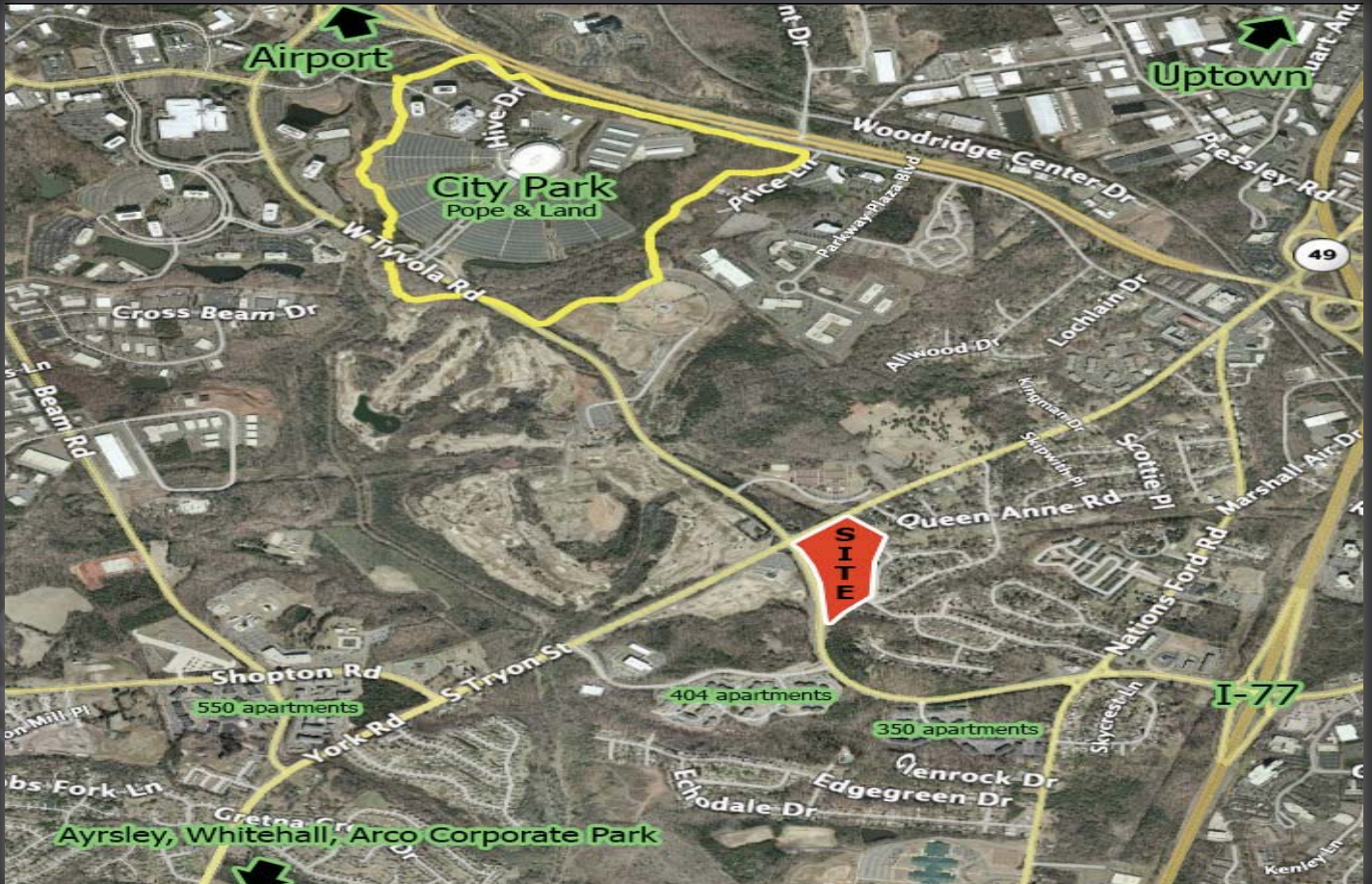


**Josh Beaver**

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**Available**

Retail For  
Sale or Lease



# City Crossing

South Tryon Street & West Tyvola Road  
Charlotte, NC 28217

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,368	50,103	132,958
Avg HH Income	\$59,090	\$52,352	\$76,032

## AERIAL

Ideal for any and all retail users, including child care facilities, C-Stores, fast food operators, grocery stores and restaurants. 100,100sf Mini Storage facility to open September 2009 on site.

## SITE

The site has incredible access and visibility. There are +/- 5 million square feet of office and over 800 hotel rooms within a 1 mile radius. This prominent intersection boasts daily traffic counts of 60,000 VPD.



## SITE ATTRIBUTES

- Zoning: CC
- +/- 110,000 Square Footage Available for Lease
- Acreage: 9.63
- Call For Pad Site Sales & Lease Information



# LOCATION

Well positioned on the corner of South Tryon Street and West Tyvola Road, property is within close proximity to Charlotte-Douglas International Airport, I-77 and I-85.

