

PATIO

±8,376 SF

THE GREEN

435 S TRYON STREET, CHARLOTTE, NC 28202

±8,376 SF RESTAURANT, RETAIL, OR OFFICE SPACE AVAILABLE FOR LEASE

THE GREEN

Located in the heart of Uptown Charlotte’s bustling Art District, The Green is a beautiful pocket park to enjoy a nice lunch, a leisurely stroll, or a fun family picnic. Nestled between skyscrapers, The Green offers a reprieve from the day-to-day office grind. Walking through The Green, which connects Charlotte’s Convention Center to S. Tryon Street, one might see literary references, hear music and rare animal sounds from hidden speakers, and see kids (and even big kids) dipping their feet in the fish fountain. Many restaurants frame The Green so grab a coffee or juice, a salad or sandwich, and enjoy a shady or sunny spot in this little gem of Uptown Charlotte.

PROPERTY HIGHLIGHTS

-  The park connects Charlotte’s Convention Center to S Tryon Street
-  Home to Bernardin’s Fine Dining Restaurant
-  Shops at The Green are part of the Overstreet Mall
-  Street parking and parking garage access directly off S Tryon Street
-  Adjacent to historic St. Peter’s Catholic Church, built in 1851



AVAILABLE SIGNAGE FOR THE SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

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WHY CHARLOTTE?

...WHY NOT?



North Carolina grew by 133,000+ people from July 2021 to 2022 making it the **third-fastest** growing state in the nation.



The Charlotte region's **1.1% growth** outpaced the nation from 2020-2021 making it the **seventh-fastest growing metro in the U.S.**



More than **3 million people** call the Charlotte region home with more than **80 people moving here every day.** The city's growing population is also getting more diverse and increasing our community's international connectivity with **+17%** being foreign-born, now calling Charlotte home.

State of the Center City 2023

2020 Census, Alliance, March 2022



CITY CENTER DEMOGRAPHICS

1 MILE RADIUS

	24,951 ESTIMATED POPULATION 2023
	32.5 AVERAGE AGE
	\$415,041 MEDIAN HOME VALUE 2023
	\$111,417 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	128,244 ESTIMATED POPULATION 2023
	34.5 AVERAGE AGE
	\$467,247 MEDIAN HOME VALUE 2023
	\$99,942 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	258,646 ESTIMATED POPULATION 2023
	35.0 AVERAGE AGE
	\$433,018 MEDIAN HOME VALUE 2023
	\$90,177 AVG HOUSEHOLD INCOME

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WORKFORCE IN UPTOWN CHARLOTTE



Uptown has the Charlotte metro's largest office space inventory with a wide variety of major employers and large share of its Fortune 500 headquarters. With a balance between availability and affordability, Class A office space in Uptown offers a striking comparison to other peer central business districts.

170,000+

people are estimated to work in Center City each day

#8

fastest-growing economy in the nation

#1

in CNBC's 2022 Top States for Business rankings

#1

state for economic development

2020 Census, Alliance, March 2022

THE CHARLOTTE REGION'S FORTUNE 500 COMPANIES



BANK OF AMERICA



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THE HEART OF THE ARTS DISTRICT

- ENTERTAINMENT
- MUSEUMS & PERFORMING ARTS
- TRANSPORTATION
- PARKS

THE GREEN



19
Arts and cultural attractions including museums, event venues, galleries, theaters, and dance



39
Events at Bank of America Stadium in 2022



5TH
Busiest airport in the world



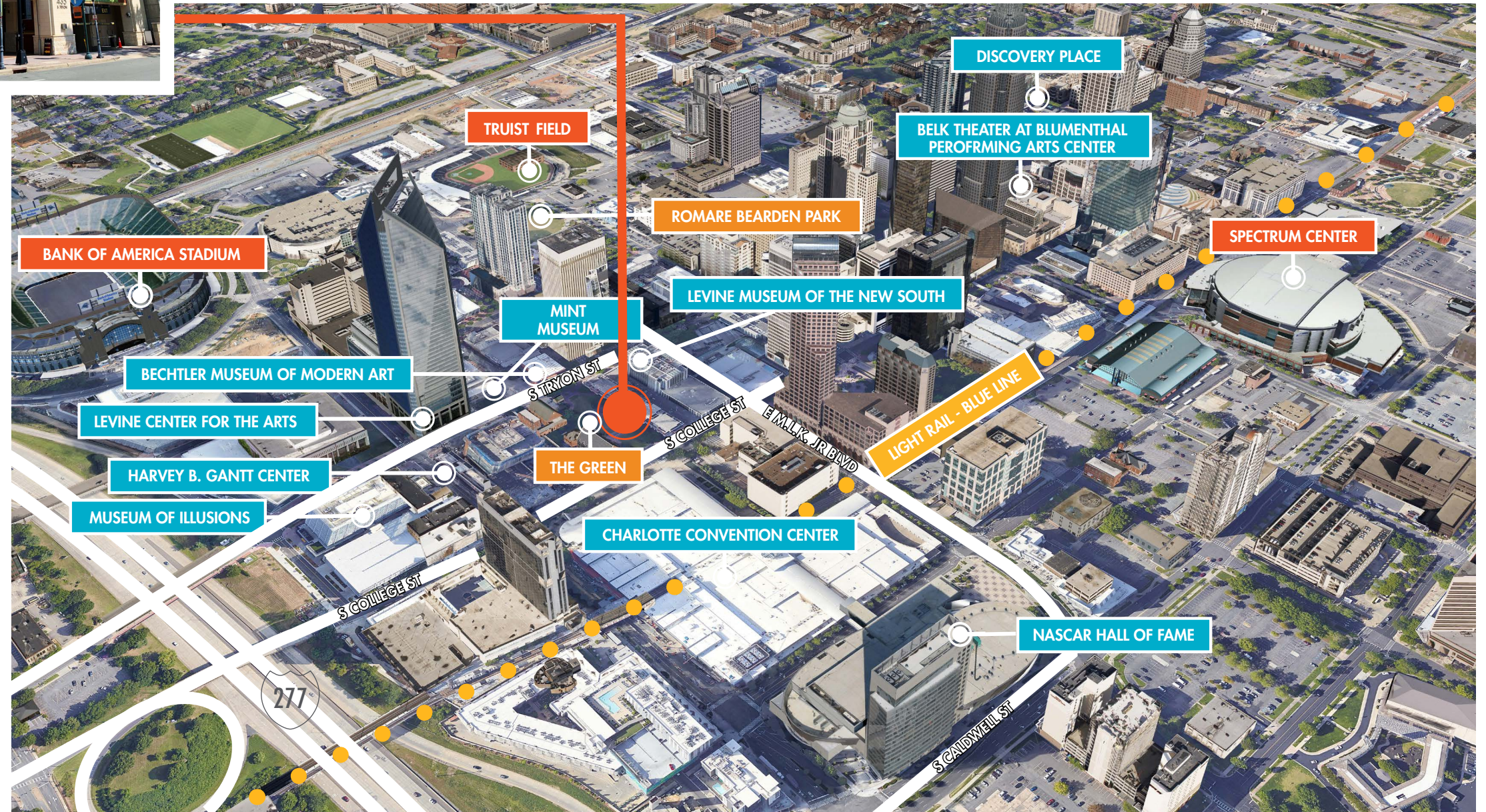
3
Weekends of internationally recognized art, music, food, and ideas at Charlotte SHOUT!



360+
Locally owned shops and restaurants



27
Light rail and streetcar stops



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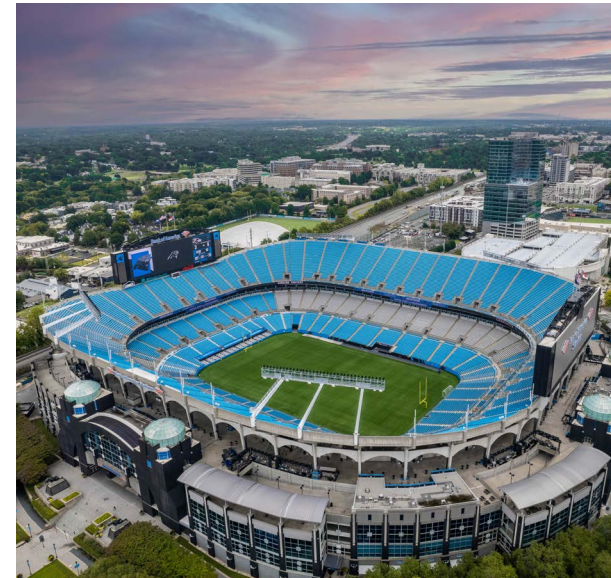
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ENTERTAINMENT & TOURISM

Uptown is poised to attract even more visitors with **three hotel projects** under construction that will deliver more than **670 rooms** in the next couple of years.

- ➔ 13-story, 208-room Moxy Hotel by Marriot **delivering September 2024**
- ➔ 13-story, 213-room Homewood Suites by Hilton **delivering September 2024**
- ➔ 257-room hotel by InterContinental **delivering 2023**



6,500+
rooms in Center City

150+
events planned by Charlotte Center City Partners each year

8,600+
room by 2025

290
spots for wine, brews, cocktails and bites

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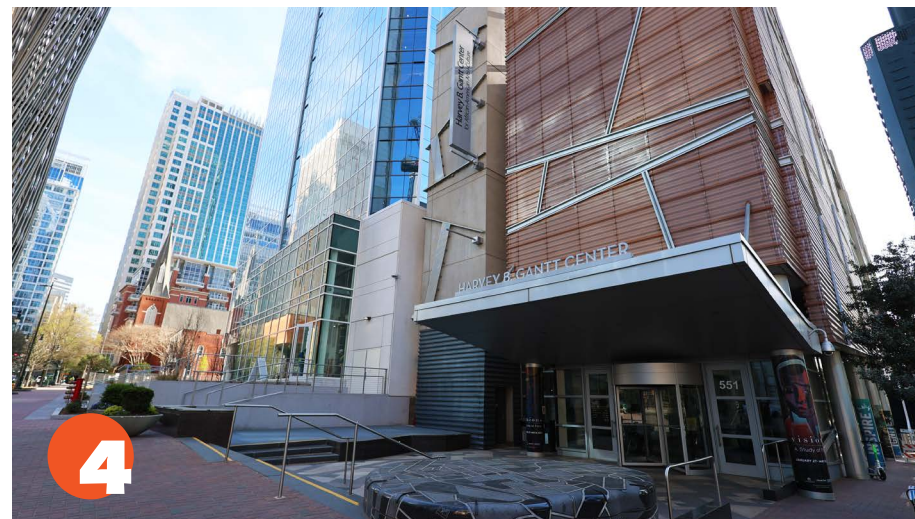
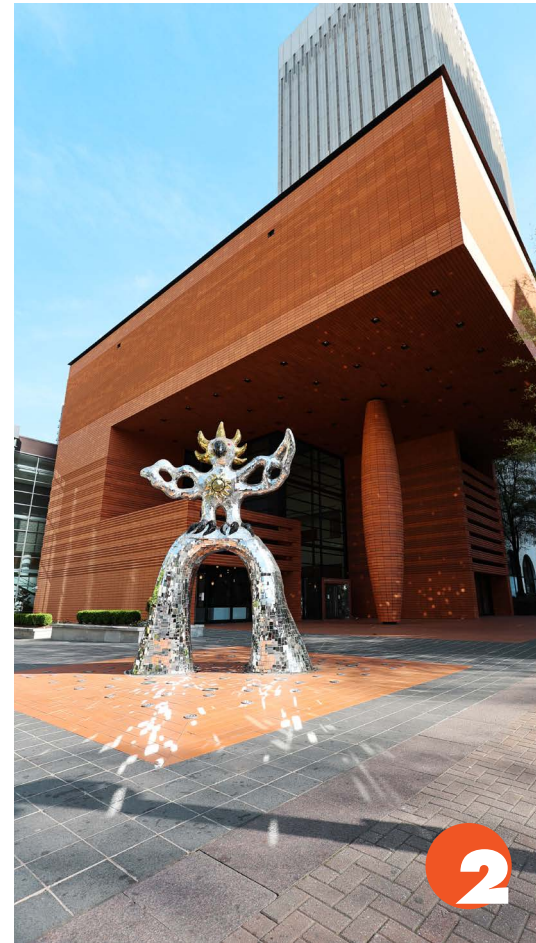
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THE NEIGHBORHOOD

The Green stands in the center of Charlotte's Uptown Art District. History, culture and art dominate this corridor of S. Tryon Street. Fine dining establishments and hotels, like the JW Marriott, have recently joined Uptown's skyline in this unique quadrant of the city.



1 MINT MUSEUM

BECHTLER MUSEUM OF MODERN ART **2**

3 BERNARDIN'S RESTAURANT AT RADCLIFFE

HARVEY B GANTT CENTER **4**

5 FIN & FINO

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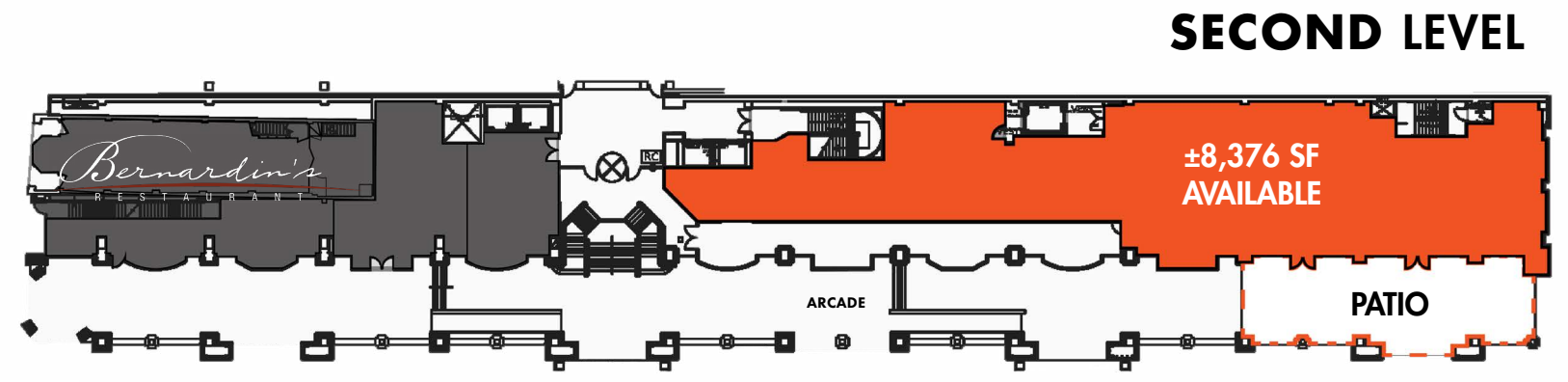
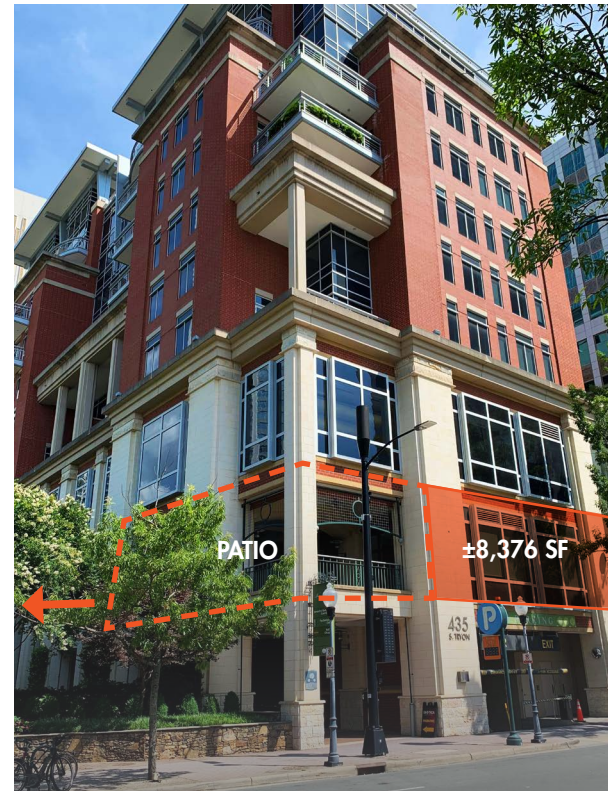
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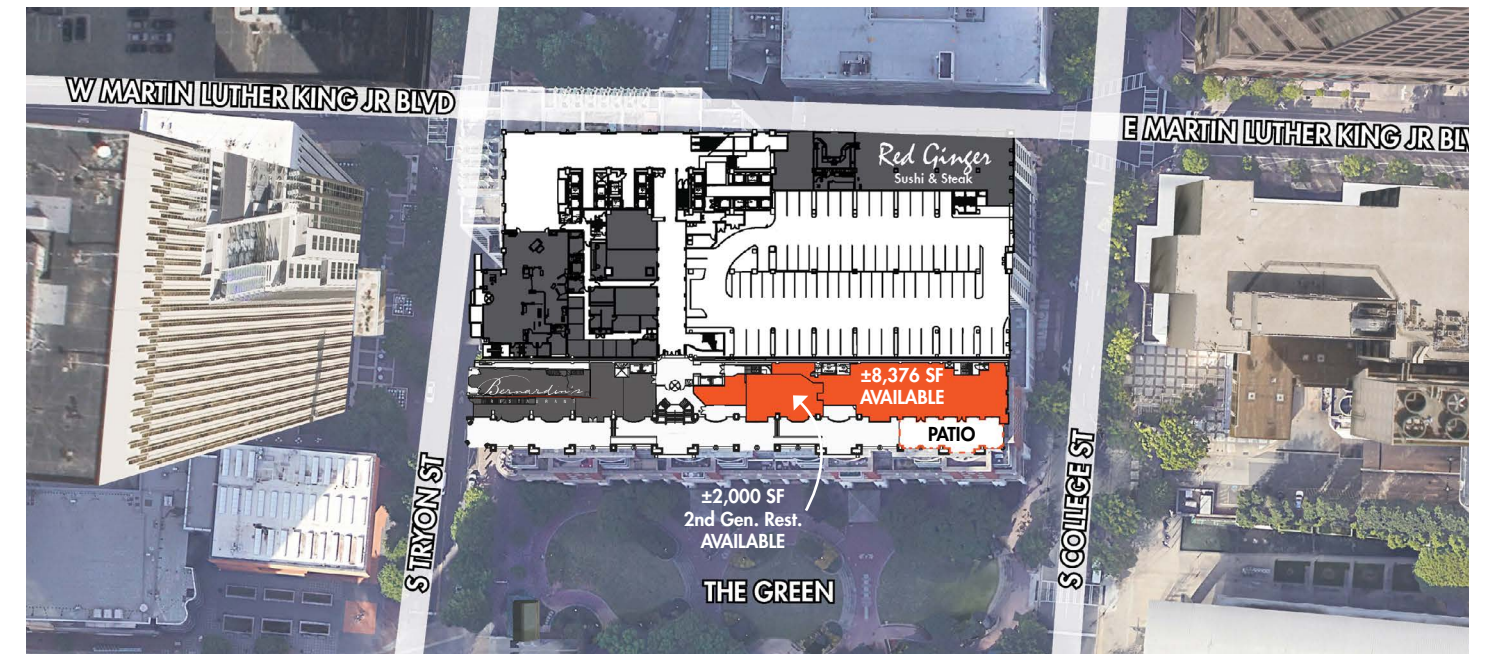
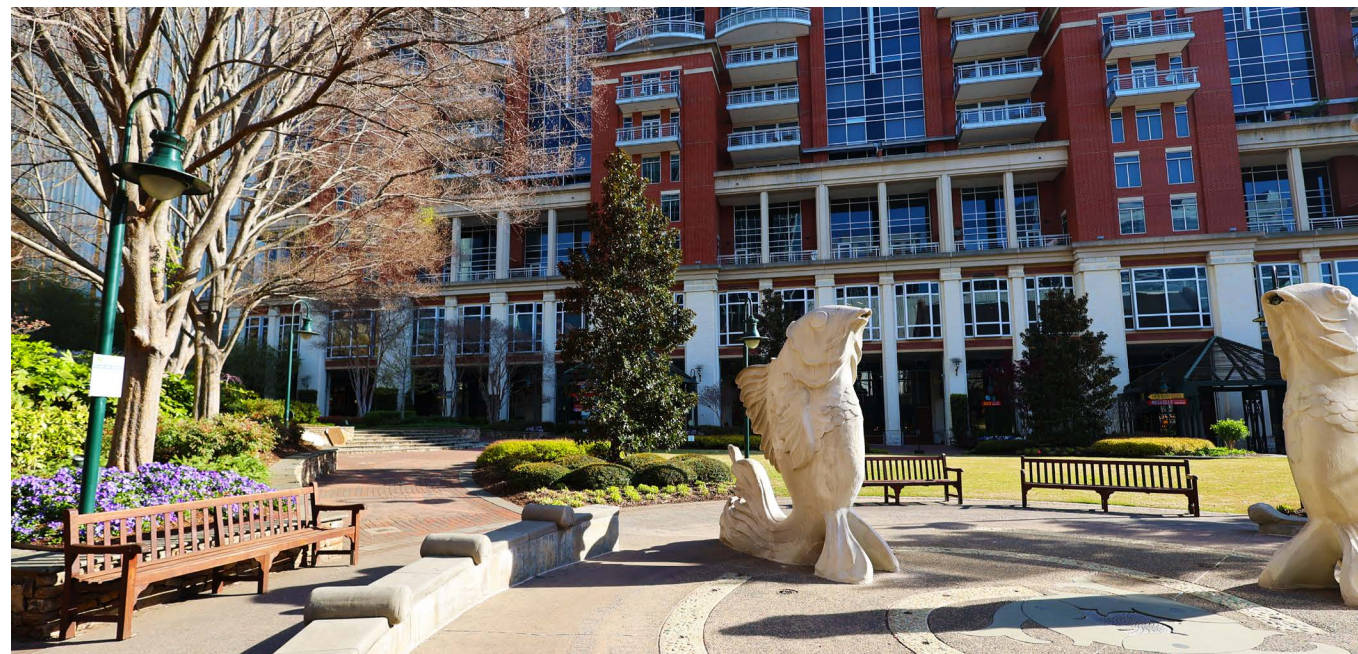
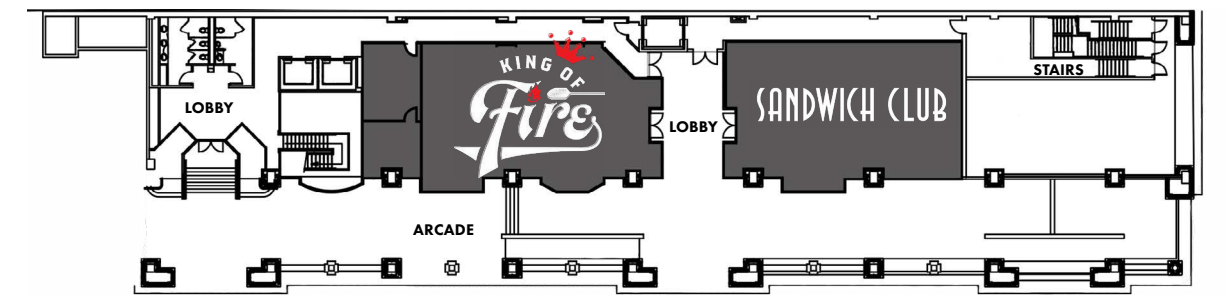
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THE OPPORTUNITY

- ➔ ±8,376 SF available for lease with patio on second level (retail, service, office)
- ➔ Space overlooks The Green, a great gathering place for lunch or walk in the park
- ➔ Connected to the Overstreet Mall network
- ➔ Space ready for immediate occupancy



GROUND LEVEL



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