

ONE SOUTH TRYON STREET
CHARLOTTE, NC 28202

UPTOWN RETAIL

DISTRICT ONE

AT ONE SOUTH

UPTOWN RETAIL

DISTRICT ONE

AT ONE SOUTH

retail
for lease

Tourmaline

MONARCH
ALTERNATIVE CAPITAL

FOUNDRY
COMMERCIAL



Downtown retail

DISTRICT ONE

2

district one retail

THE NEXT BIG RETAILER'S future home.

Located in Charlotte's bustling city center, District One retail is comprised of 100K SF of restaurants, shops and services, which sit just below the Charlotte Athletic Club and the Omni Hotel. District One is connected to One South, a 40-story Class-A office tower with the most noteworthy address - Trade and Tryon. With a host of on-site amenities such as fine dining options, casual quick-eats restaurants, specialty shops, and top of the line services, it's no secret why District One is the best location for the next big retailer's future home.

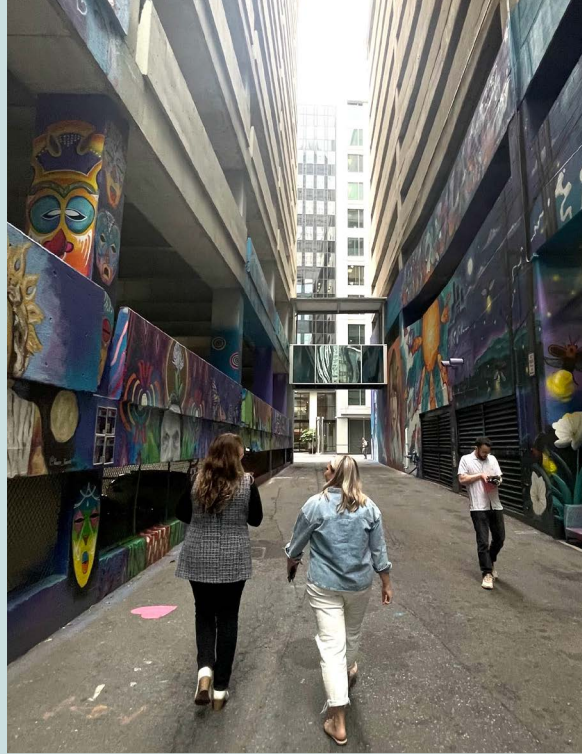
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property highlights

- Connected to the Overstreet Mall network
- 24-hour security
- On-site management
- Ample deck parking



THE QUEEN CITY



THE CHARLOTTE REGION'S FORTUNE 500 COMPANIES



why charlotte?

3RD
fastest growing city

7TH
fastest growing metro in the us

3M
people with 100 moving here daily

6,500+
rooms in Center City

8,600+
rooms by 2025

290
spots for wine, brews, cocktails and bites

150+
events planned by Charlotte Center City Partners each year

city center demos

1 MILE RADIUS
51,710
ESTIMATED DAYTIME POPULATION

22,496
ESTIMATED RESIDENTIAL POPULATION

33.1
AVERAGE AGE

\$410,022
MEDIAN HOME VALUE 2022

\$106,753
AVG HOUSEHOLD INCOME

uptown workforce

3RD
largest financial hub in the U.S.

5TH
largest population increase in 2022 across the nation

5TH
busiest airport in the world

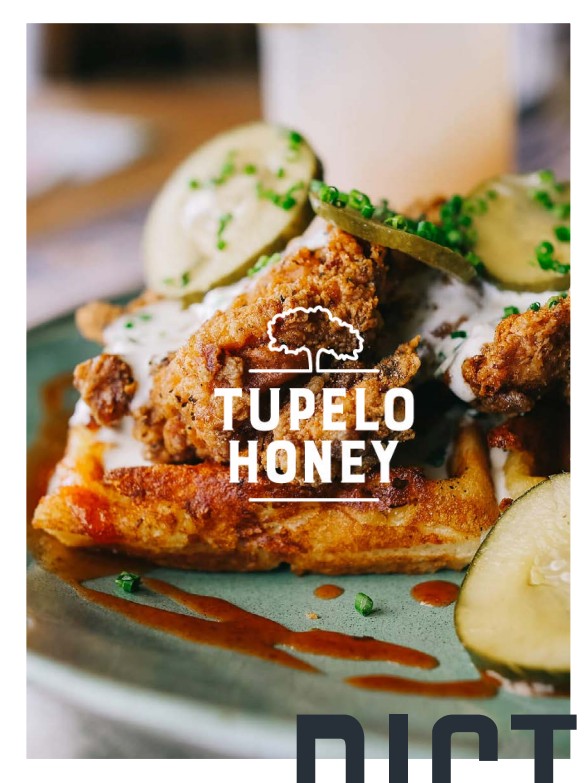
10TH
highest headquarter concentration in the U.S.



**RIGI
ONE**



**JOIN
THE
BUZZ
AT**



**DIST
DIST**

district one
over 40,000 sf
of retail



6
district one retail

7

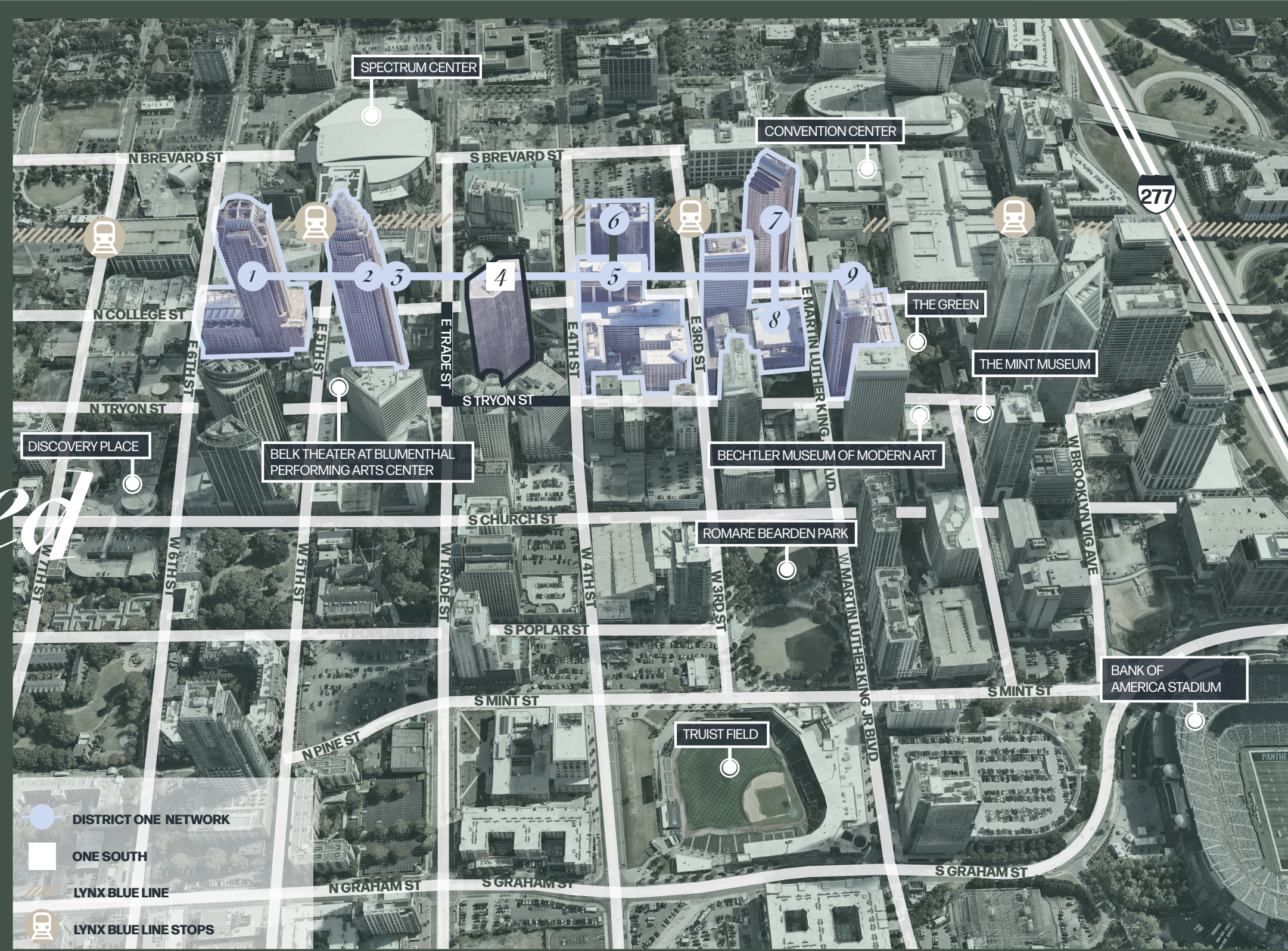
district one network

For nearly 50 years, Uptown has been home to Overstreet Mall, a skywalk system that connects office buildings, restaurants, shops, hotels and parking garages from The Green to Truist Center, with entrances along Tryon and College streets. One South sits right in the middle of this pedestrian traffic-way, making it the most desired destination on the corner of Trade and Tryon.

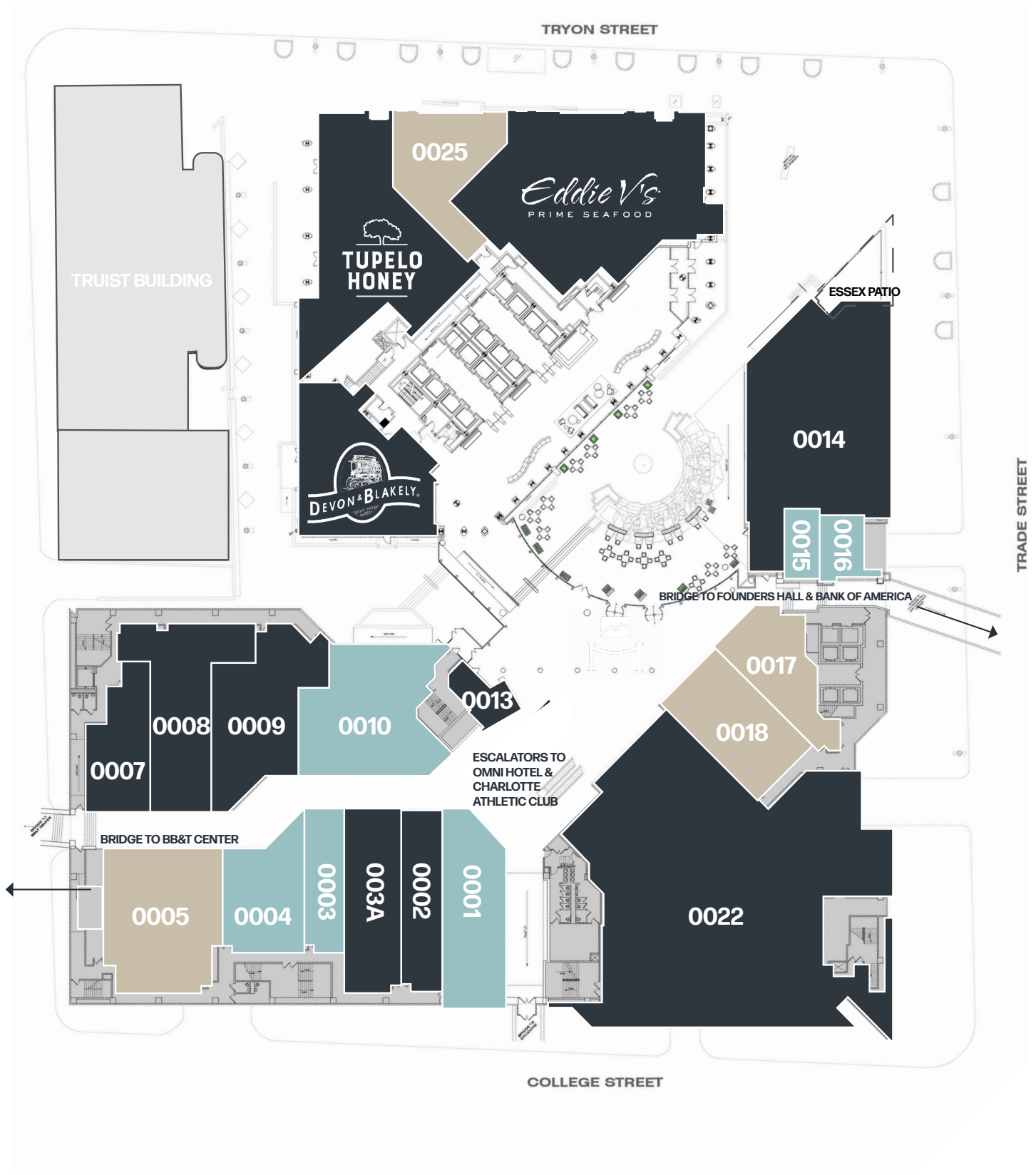
We're connected

district one retail 8

- 50K PROFESSIONALLY MANAGED PARKING SPACES IN UPTOWN
- 6,100+ FREE PARK AND RIDE SPACES ALONG THE LIGHT RAIL
- 60+ ELECTRIC CHARGING STATIONS IN CENTER CITY
- 37 ADDITIONAL LOTS SERVED BY EXPRESS BUSES
- 27 LIGHT RAIL AND STREETCAR STOPS SERVING CENTER CITY
- 23 EXPRESS BUS ROUTES
- 12 LOCAL BUS ROUTES



- 1
TRUIST CENTER
- 2
BANK OF AMERICA CORPORATE CENTER
- 3
FOUNDERS HALL
- 4
ONE SOUTH
- 5
200 SOUTH COLLEGE
- 6
CHARLOTTE PLAZA
- 7
ONE WELLS FARGO CENTER
- 8
TWO WELLS FARGO CENTER
- 9
THREE WELLS FARGO CENTER



site plan

- LEASED
- AVAILABLE
- NEGOTIATING



UNIT	TENANT	SIZE
0001	Energy Cafe (MTM)	±2,113 SF
0002	Paper Skyscraper	±1,321 SF
0003	AVAILABLE	±1,201 SF
0003A	New Creations	±1,621 SF
0004	Just Fresh (MTM)	±1,634 SF
0005	NEGOTIATING	±3,132 SF
0007	McCallister's Deli	±1,686 SF
0008	Uncle Maddio's Pizza	±2,535 SF
0009	Chick-Fil-A	±2,777 SF
0010	AVAILABLE	±2,939 SF
0013	Starbucks	±1,164 SF
0014	Essex	±5,296 SF
0015	AVAILABLE	±466 SF
0016	Charlotte Tours (MTM)	±558 SF
0017	NEGOTIATING	±1,284 SF
0018	NEGOTIATING	±1,861 SF
0022	Walgreens	±13,978 SF
0023	Devon & Blakely	± 3,049 SF
0024	Tupelo Honey	± 4,849 SF
0025	NEGOTIATING	± 1,783 SF
0026	Eddie V's	± 5,909 SF

coming soon

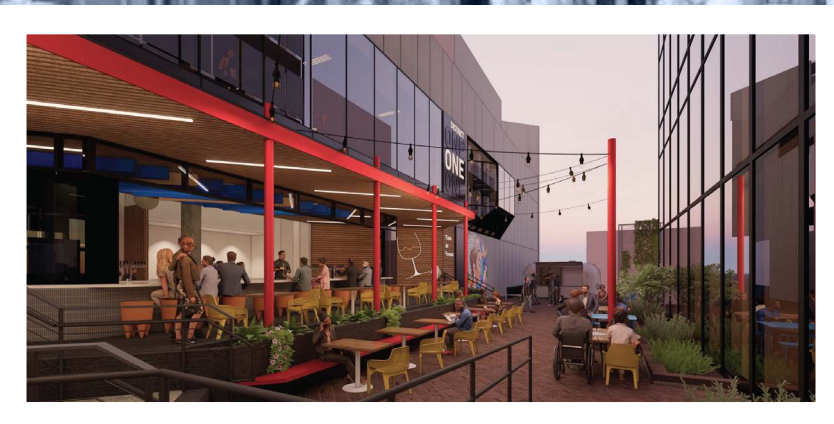
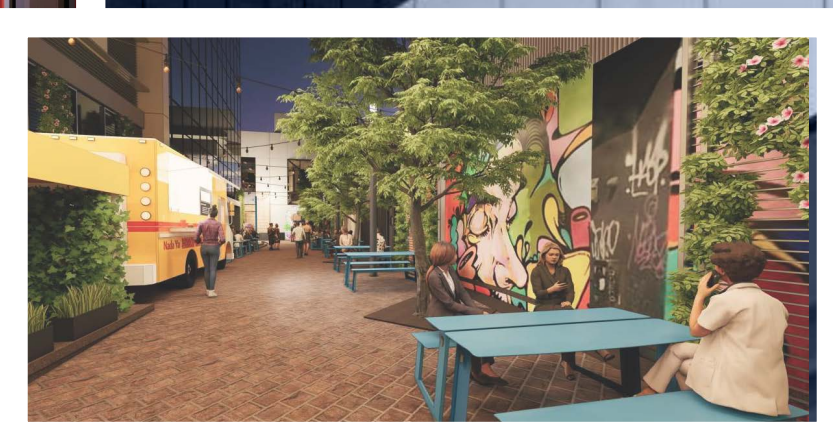




potential opportunity

12

district one retail



13

COULD BE *you*

This previously underutilized space will be re-invented to maximize patio and outdoor space, and create a sense of place and connection, drawing patrons in from S. Tryon Street, Trade Street and the Overstreet Mall.

district one *neighborhood*

One South 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.



252.9K

AVERAGE VISITORS ANNUALLY AT
DISCOVERY PLACE SCIENCE

675.4K

AVERAGE VISITORS ANNUALLY AT
THE MINT MUSEUM

Charlotte SHOUT!

is the annual multi-week festival celebrating the Charlotte community's creativity and innovation through art, music, food and ideas. Located primarily in Uptown Charlotte, SHOUT! features exceptionally designed programming from around the corner and around the world.





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