



**2801 W TYVOLA ROAD**

Charlotte, NC 28217

FOR SUBLEASE

**NS** New South  
Properties  
NEWSOUTHPROP.COM



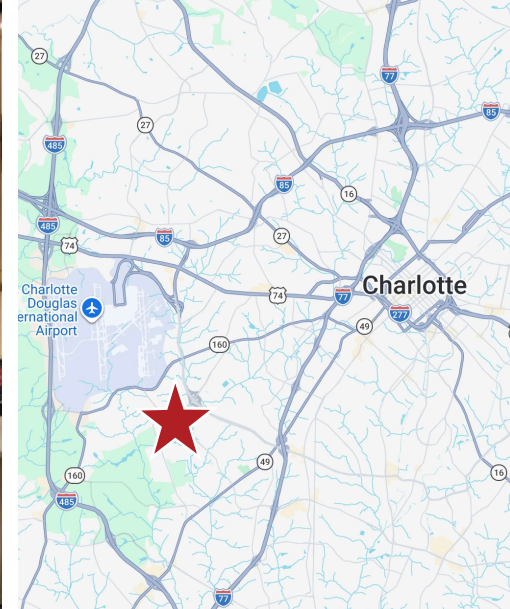
# 2801 W TYVOLA ROAD

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**±25,000 SF - 473,000 SF SUBLEASE OPPORTUNITY**



## PROPERTY INFORMATION:

- 473,000 SF, four-story office building
- Fully furnished, move-in ready office space
- I-1 (CD) Light Industrial zoning with approved conditional uses
- Structured and surface parking
- 4.5 parking spaces per 1,000 SF
- Less than 3 minutes to I-77
- Less than 10 minutes to Charlotte Douglas International Airport
- 24kV dedicated distribution circuit
- 7.25 MVA pad-mounted transformer
- Surrounded by retail, dining, hotels, and other nearby amenities
- **CALL BROKERS FOR PRICING**

## DEMOGRAPHICS (2025):



### POPULATION

1 Mile: 3,655  
3 Miles: 53,085  
5 Miles: 195,826



### AVG. HH INCOME

1 Mile: \$136,699  
3 Miles: \$106,753  
5 Miles: \$138,699



### DAYTIME EMPLOYEES

1 Mile: 11,524  
3 Miles: 53,355  
5 Miles: 157,574

## BROKER CONTACT:

### KENNY SMITH

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### HOLLY ALEXANDER

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### MACLAIN HUGG

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mhugg@newsouthprop.com

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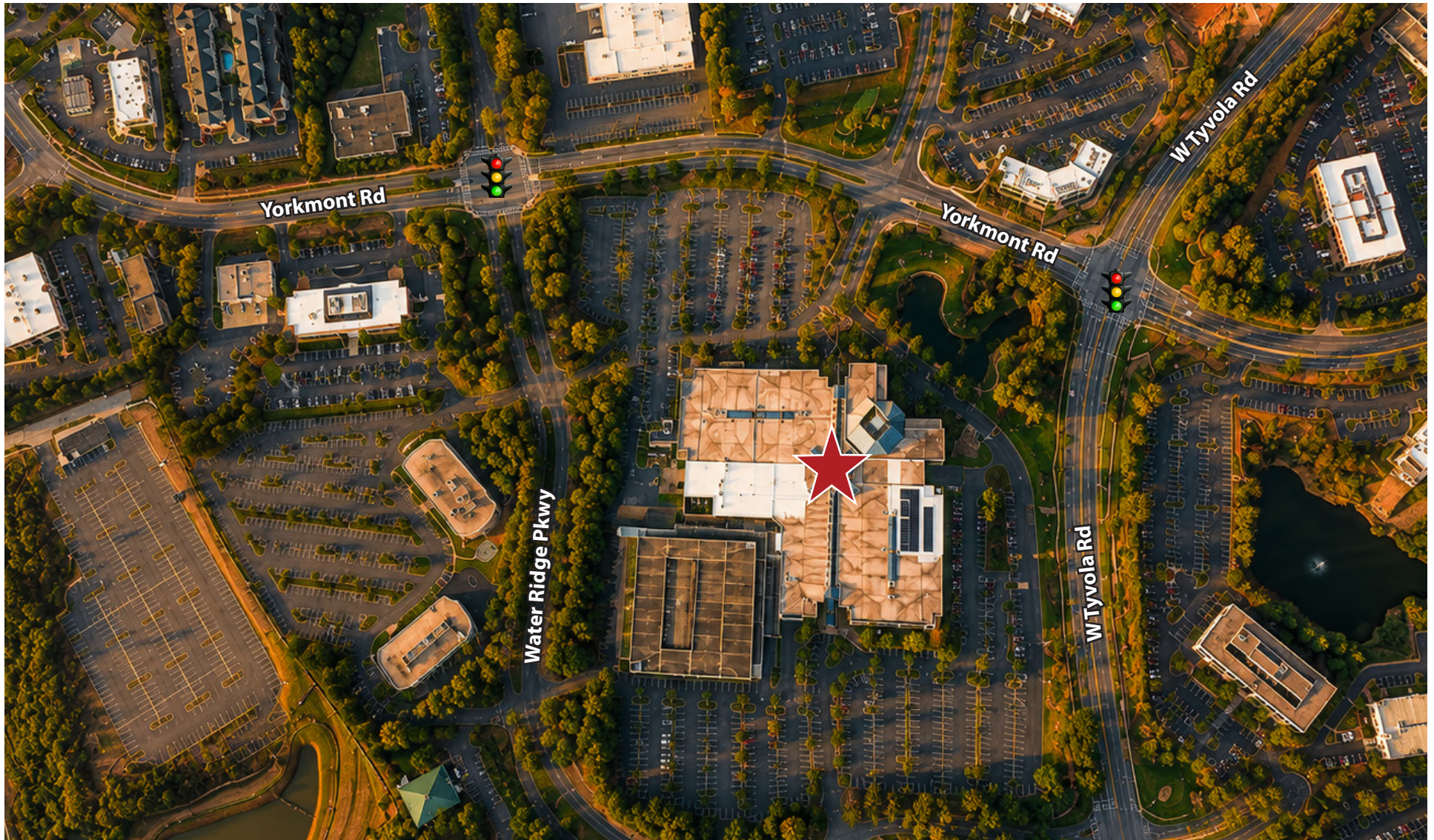
# 2801 W TYVOLA ROAD

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SITE AERIAL

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# 2801 W TYVOLA ROAD

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CORRIDOR AERIAL

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## MARKET OVERVIEW

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4-STORY  
473,000 SF  
OFFICE BUILDING

FULLY FURNISHED  
MOVE-IN READY  
OFFICE SPACE

4.5 / 1,000 SF  
PARKING  
RATIO

24KV DEDICATED  
DISTRIBUTION  
CIRCUIT

7.25 MVA  
PAD-MOUNTED  
TRANSFORMER

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# 2801 W TYVOLA ROAD

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## FLOOR PLAN

±25,000 SF - 473,000 SF SUBLEASE OPPORTUNITY

**A** **4 FLOORS**  
24,280 - 25,000 RSF  
+/-110,818 SF

**B** **3 FLOORS**  
52,200 - 60,000 RSF  
+/-168,140 SF

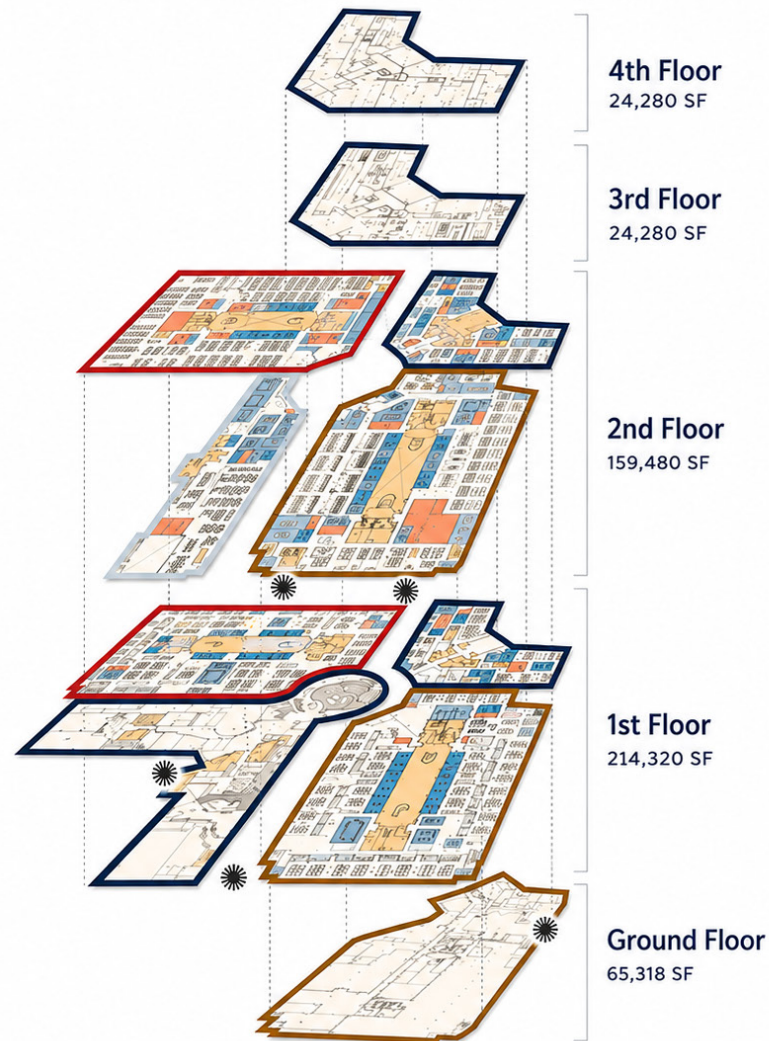
**C** **2 FLOORS**  
54,400 - 59,200 RSF  
+/-113,600 SF

**D** **1 FLOOR**  
+/-25,600 SF

COMMON AREAS

ENTRANCES

RSF = Rentable Square Feet



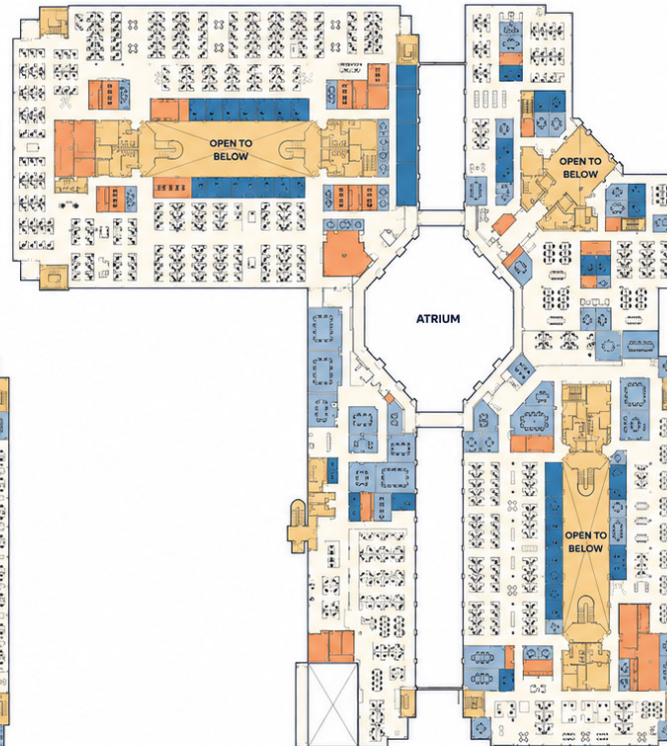
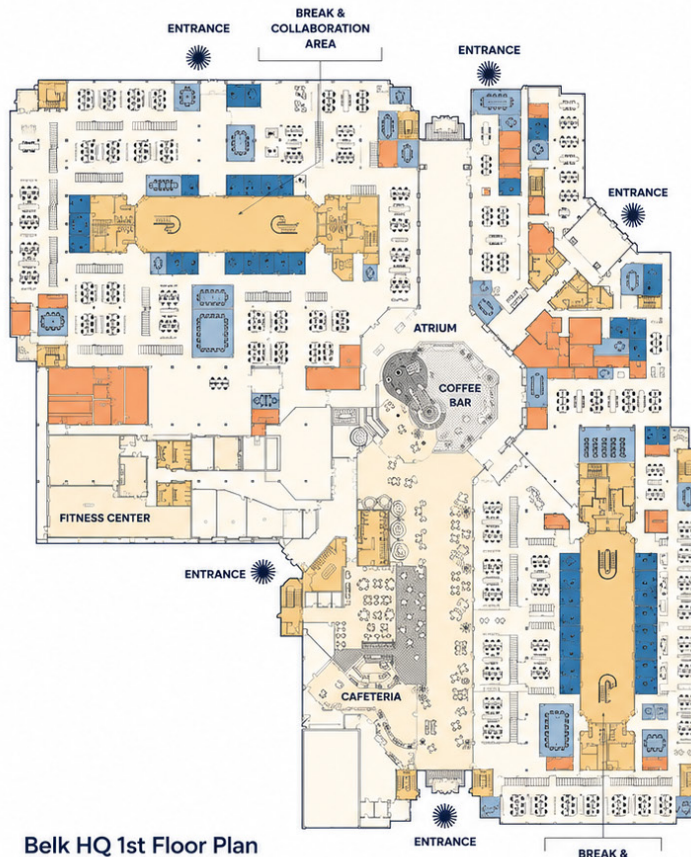


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## FLOOR PLAN

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## FLOOR PLAN

±25,000 SF - 473,000 SF SUBLEASE OPPORTUNITY

**WING A | 1<sup>ST</sup> FLOOR**  
25,600 SF



**WING A | 2<sup>ND</sup> FLOOR**  
24,280 SF



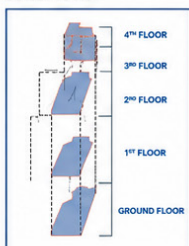
**WING A | 3<sup>RD</sup> FLOOR**  
24,280 SF



**WING A | 4<sup>TH</sup> FLOOR**  
24,280 SF

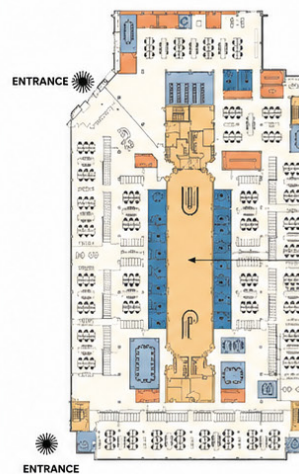


**BUILDING KEY**



- SUPPORT (STORAGE, FILES, PRINT AREAS)
- STAIRS, ELEVATOR, RESTROOMS (BUILDING EGRESS)
- SOCIAL (BREAKROOMS, FITNESS, COFFEE)
- CIRCULATION / OPEN FLEX SPACE
- CONFERENCE, BREAKOUT SPACES
- PRIVATE OFFICES

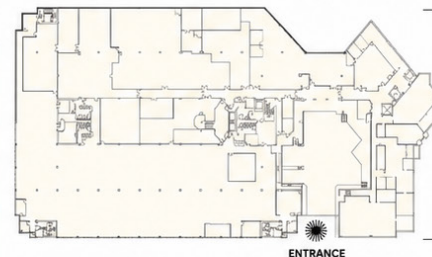
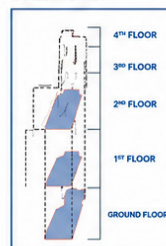
**WING B | 1<sup>ST</sup> FLOOR**  
60,000 SF



**WING B | 2<sup>ND</sup> FLOOR**  
55,200 SF



**BUILDING KEY**



**GROUND FLOOR**





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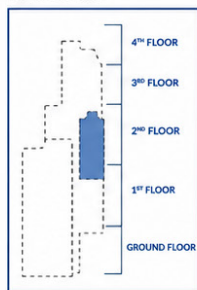
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## FLOOR PLAN

±25,000 SF - 473,000 SF SUBLEASE OPPORTUNITY

### WING D | 2<sup>nd</sup> Floor 25,600 SF

#### BUILDING KEY

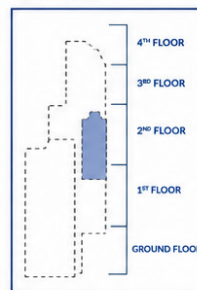


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### WING D | 2<sup>nd</sup> Floor 25,600 SF

#### BUILDING KEY



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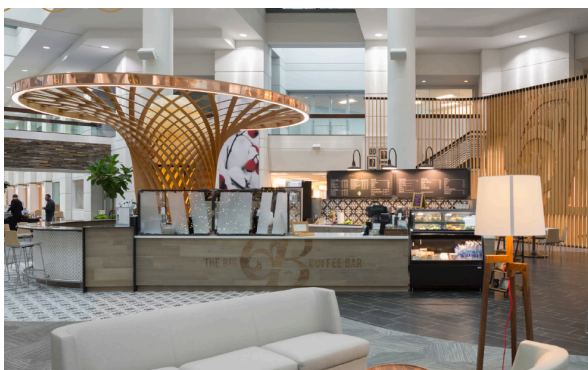
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SITE PHOTOS

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MARKET OVERVIEW

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**1ST**

Largest City  
in North Carolina



**#1**

Fastest Growing  
City in the U.S.



**2ND**

Largest Banking  
Hub in the U.S.



**2ND**

Largest City  
in the Southeast



**5TH**

Busiest Airport  
in the U.S.



**15TH**

Largest Population  
in the U.S.

## CHARLOTTE FORTUNE 500

TRUIST 

Bank of America.  


 DUKE  
ENERGY®

 Sealed Air®

 Albemarle®

 Sonic  
Automotive

NUCOR®

Honeywell

## A PREMIER MARKET FOR GROWTH & INVESTMENT

Charlotte continues to attract national tenants and institutional capital, driven by strong population growth, a diverse economy, and a business-friendly environment.

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A map of Charlotte, North Carolina, with concentric circles centered on the city. The circles are labeled 1 Mile, 3 Mile, and 5 Mile. The map shows major highways (Interstates 77, 85, 485, 74, 29, 16, 49, 51, 160) and landmarks like Charlotte Douglas International Airport and Lake Wylie. The state boundary between North Carolina and South Carolina is visible at the bottom.

## 5 MILE

|                                        |               |                  |                  |
|----------------------------------------|---------------|------------------|------------------|
| 2026 Estimated Population              | 3,655         | 53,085           | 195,826          |
| 2031 Projected Population              | 4,604         | 66,934           | 224,090          |
| Projected Annual Growth<br>(2026-2031) | 949<br>(5.2%) | 13,850<br>(5.2%) | 28,264<br>(2.9%) |

|                           |       |        |         |
|---------------------------|-------|--------|---------|
| 2026 Estimated Households | 1,842 | 22,579 | 89,652  |
| 2031 Projected Households | 2,331 | 28,220 | 102,266 |

|                                         |           |           |           |
|-----------------------------------------|-----------|-----------|-----------|
| 2026 Estimated Average Household Income | \$136,699 | \$106,753 | \$138,699 |
|-----------------------------------------|-----------|-----------|-----------|

|                                 |        |        |         |
|---------------------------------|--------|--------|---------|
| 2026 Estimated Total Businesses | 507    | 3,858  | 13,576  |
| 2026 Estimated Total Employees  | 11,524 | 53,355 | 157,574 |

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