

New Development Opening Spring 2019

# THE RAILYARD SOUTHEAST



1414 & 1422 S. TRYON STREET CHARLOTTE, NC 28203

Developed by:



Retail Leasing by:



# AERIAL OVERVIEW

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## A TRUE, URBAN BLOCK MIXED-USE DEVELOPMENT

Located in the heart of South End, The RailYard is a true mixed use project which will open in late spring of 2019. The project consists of 360,000 square feet of office, 100 multi-family units and 30,000 square feet of retail in a truly unique environment. The centerpiece of the project is an indoor space and exterior courtyard, which are designed to be the first of its kind in Charlotte, providing this growing neighborhood one its true community spaces. The RailYard draws an aesthetic reference that echoes Charlotte's rich rail history, while incorporating a palette of masonry, ornamental steel and glass into a cohesive and contemporary design.



# PROJECT INFORMATION

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An intimately scaled **urban courtyard** served by **restaurants** and **retail** acts as a community gathering spot as well as connectivity to the parking deck. The courtyard space is activated on multiple levels providing for a variety of experiences that combines optimal views and provides a festive interactive and intimately scaled outdoor environment at a prominent address in Charlotte's South End.



## Property Highlights:

- 30,000 SF retail space
- 10,000 SF outdoor courtyard to accommodate seating for approximately 150 people
- 7,000 SF indoor "Central Station" to accommodate public seating for approximately 75 people
- Two each 160,000 SF office buildings
- Four restaurant spaces with 24' ceiling heights
- Expansive glass with incredible views of CBD and South End
- Building bike share program
- Uber/Lyft Drop-off Lane

# ABOUT SOUTH END

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South End is located immediately south of Uptown and is well-served by the Blue Line light rail line with four stations at the heart of the neighborhood. Initially a bustling industrial zone with multiple freight lines and populated with textile factories and other warehouses, today South End is a dynamic urban neighborhood with a mix of rehabbed historic structures and new transit-oriented developments first sparked by the re-introduction of the Charlotte Trolley in the '90s and subsequent opening of the light rail line in 2007.

## **FAST FACTS:**

**2.7 MM SF existing office**

**1.5 MM SF existing retail**

**6,195 existing residential units**

**1 MM SF office planned/under construction**

**400.6 K SF retail planned/under construction**

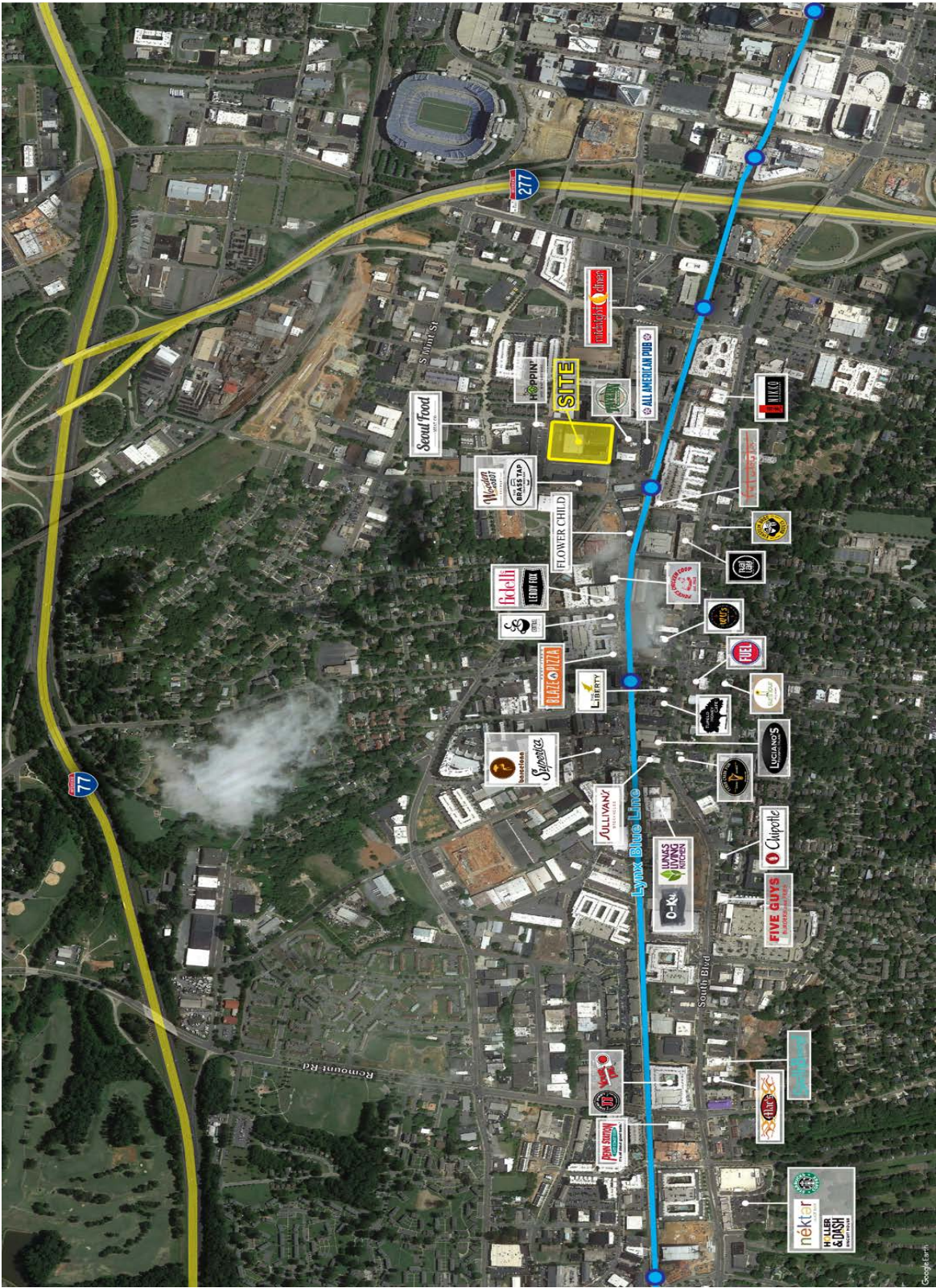
**4,361 residential units planned/under construction**

**300 hotel rooms planned/under construction**

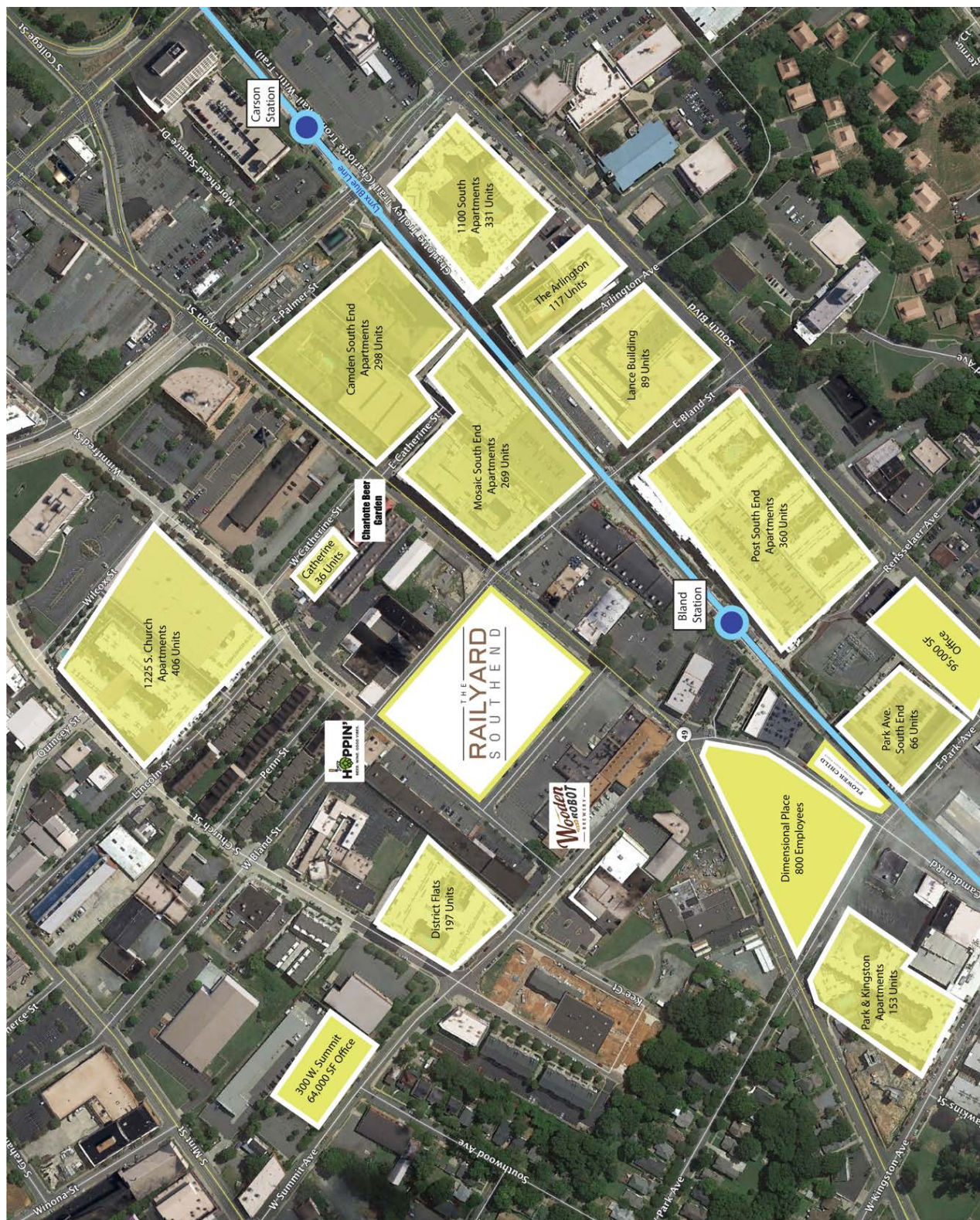
| <b>Demographics</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|------------------------|---------------|----------------|----------------|
| 2017 Population        | 18,026        | 120,636        | 244,160        |
| 2010-2017 Growth Rate  | 9.6%          | 2.4%           | 1.8%           |
| 2017 Average HH Income | \$93,409      | \$98,223       | \$90,262       |
| 2017 Est. Median Age   | 30            | 33             | 34             |

Demographic Source: Applied Geographic Solutions 10/2017, TIGER Geography

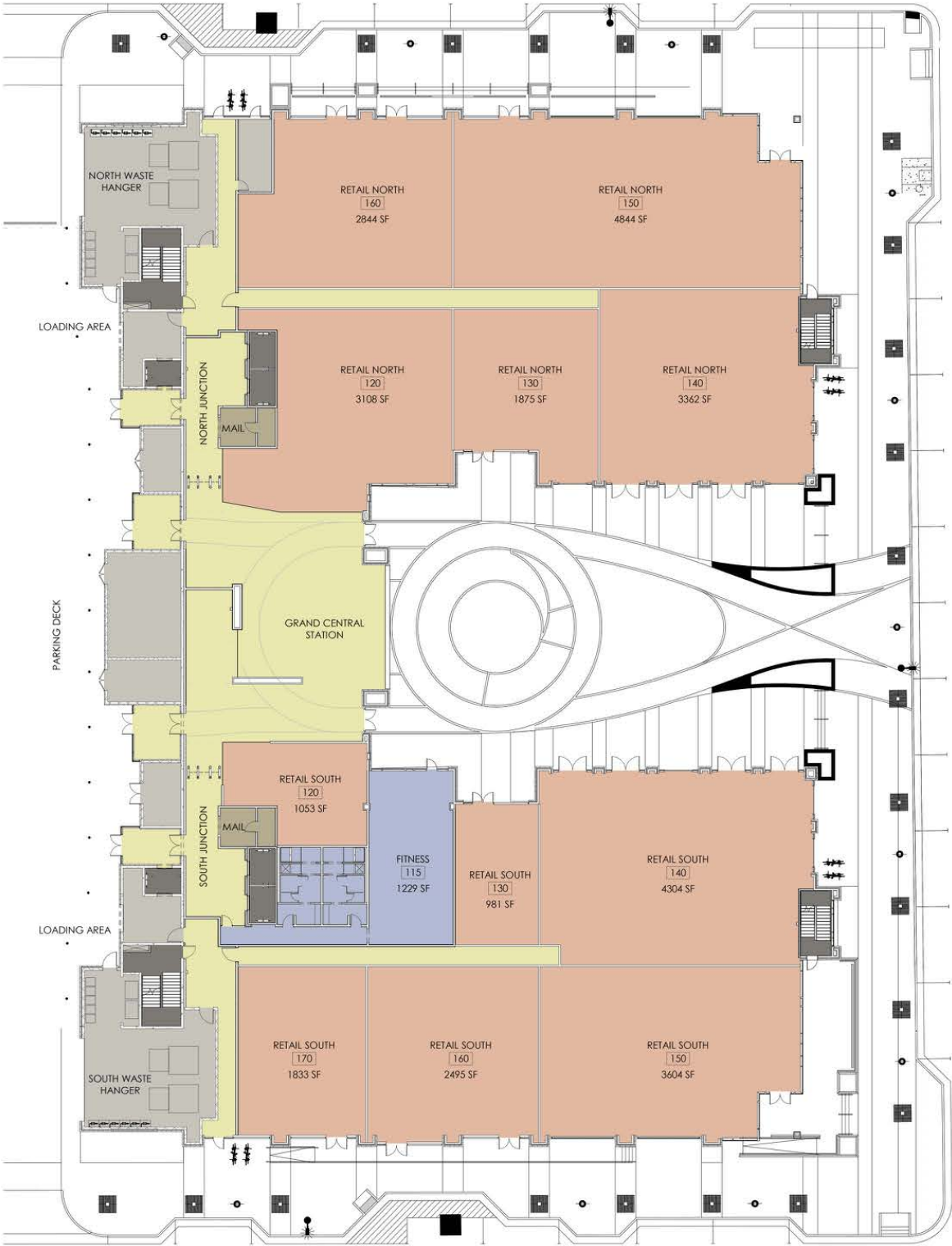
# SOUTH END RESTAURANTS



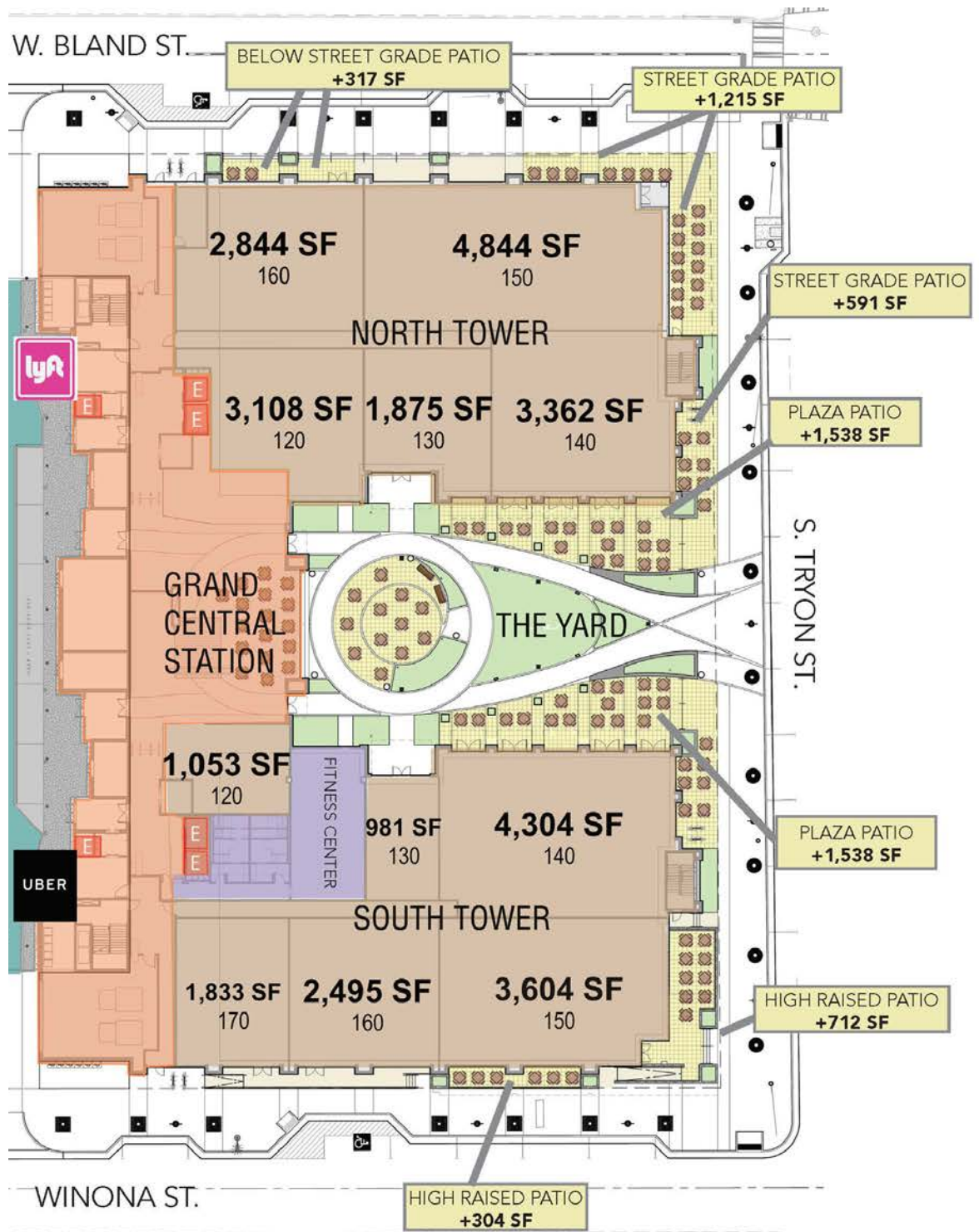
# SOUTH END APARTMENTS



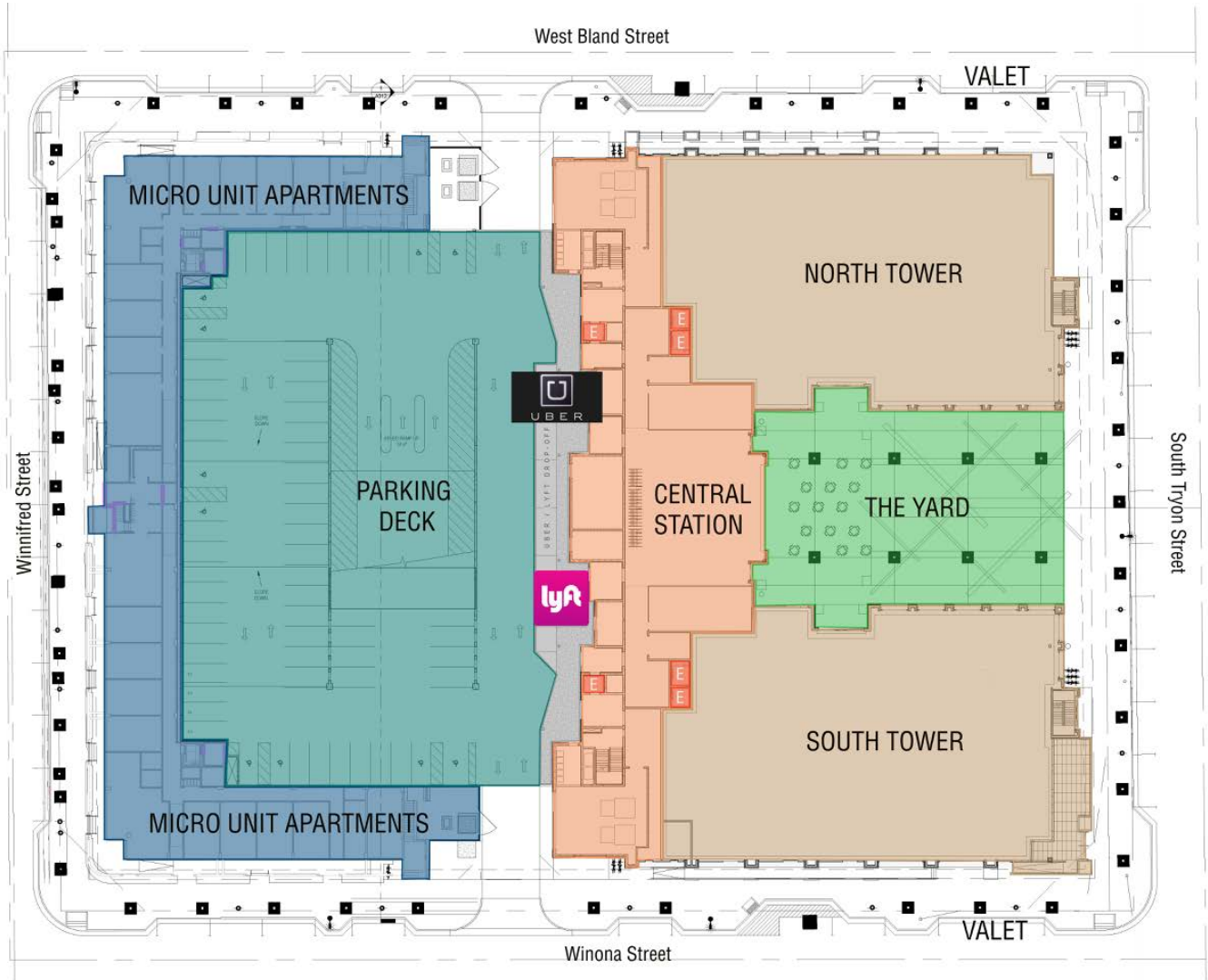
# SITE PLAN



# PATIO PLAN



# SITE PLAN - PARKING



920 Space Parking Deck



Valet Services Offered



Drop Off Lane

# INTERIOR RENDERINGS





# THE RAILYARD SOUTH END

FOR RETAIL LEASING  
PLEASE CONTACT:

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