

I-85 AND N. GRAHAM ST. FREE STANDING RETAIL BUILDING PARCEL AVAILABLE

4718 N GRAHAM STREET | CHARLOTTE, NC 28269



CONTACT

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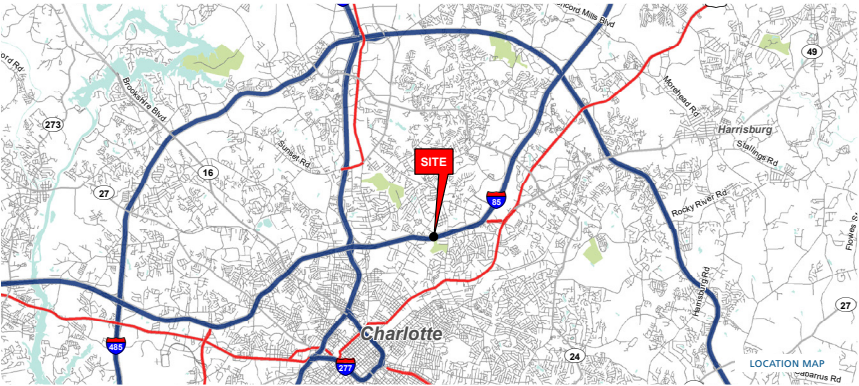
LEASE / INFORMATION OVERVIEW

LEASE RATE - PLEASE CALL
TAXES AND INSURANCE - PLEASE CALL
PARCEL SIZE - 1.45 AC.
BUILDING SIZE - 3,834 SF
CAR WASH - 680 SF
MECKLENBURG CO. PIN - 04506401
CITY OF CHARLOTTE ZONING - I-2
FRONTAGE - APPROX. 370' +/- N GRAHAM ST

PROPERTY HIGHLIGHTS

Visiblty from I-85 at N. Graham Street - Exit 40
Access off N. Graham Street and Equipment Drive
Incredibly high traffic count on I-85
Excellent for fast food, retail, automotive, sit-down restaurant, automotive and gas
Former convenience store

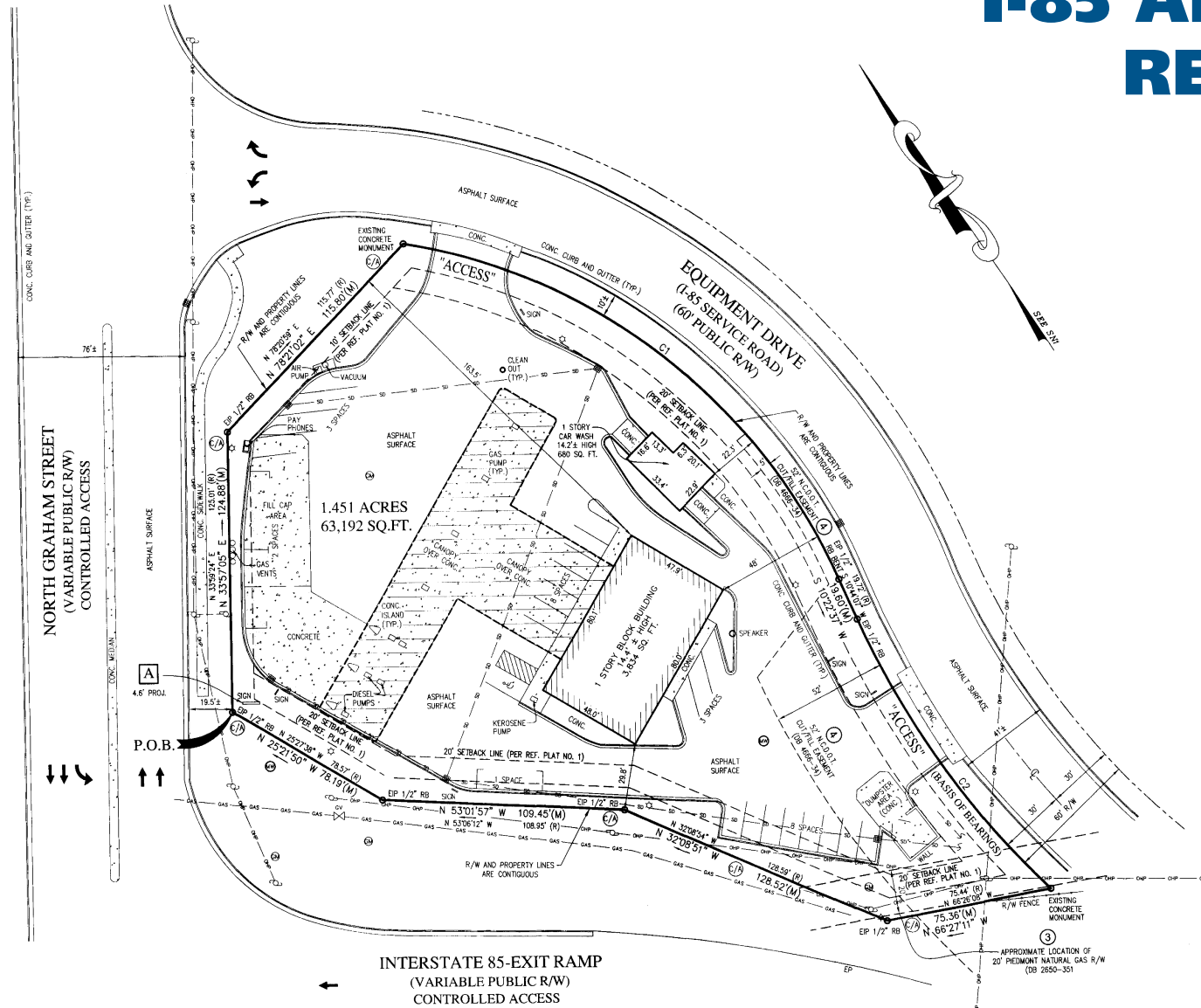
DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	4,664	81,612	247,501
AVERAGE HH INCOME	\$65,251	\$57,629	\$75,549
MEDIAN HH INCOME	\$48,509	\$48,911	\$57,919
BUSINESS ESTABLISHMENTS	356	3,192	13,422
DAYTIME EMPLOYMENT	4,782	30,074	165,737



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