

FREESTANDING RETAIL BUILDING

2522 SARDIS ROAD NORTH | CHARLOTTE, NORTH CAROLINA 28227



CONTACT

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SALE / LEASE INFORMATION OVERVIEW

ASKING PRICE:	\$2,300,000 - Sale
LEASE RATE:	\$191,000 / YEAR - NNN
PARCEL SIZE:	1.844 AC.
BUILDING SIZE:	6,947 SF
PARKING:	79 SPACES
PROPERTY TAXES:	\$24,300.07 (2024)
ZONING:	B-1SCD

PROPERTY HIGHLIGHTS

This is a former tire store location. The building is located near the busy signalized corner of Independence Blvd. & Sardis Road North and is an outparcel to Crown Point Shopping Center. The NC DOT has a project (U-2509AB) along Independence Blvd (Hwy 74) that may impact this property in the future.

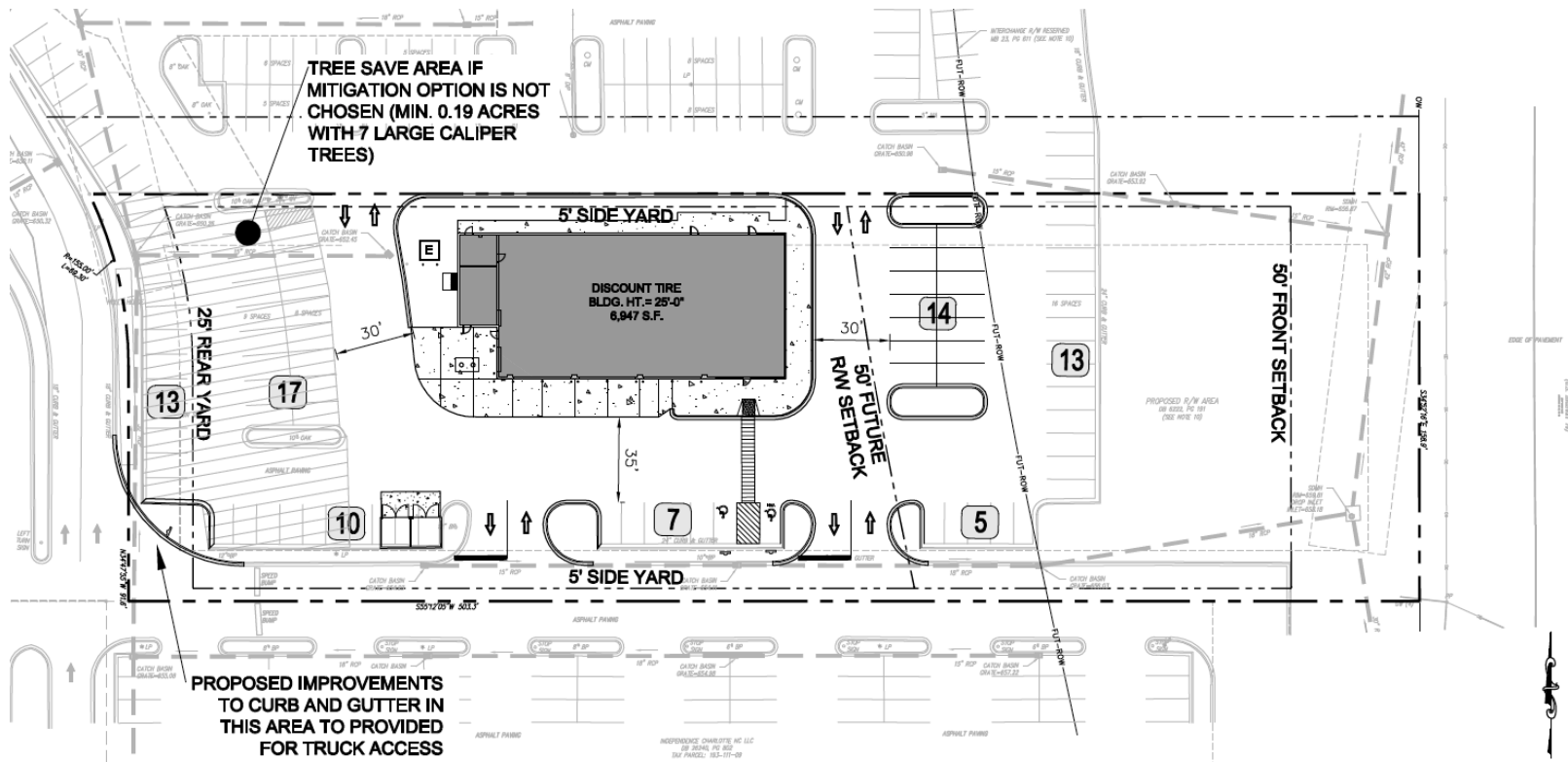
DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	5,902	68,166	198,233
AVERAGE HH INCOME	\$85,531	\$110,315	\$132,984
MEDIAN HH INCOME	\$75,232	\$88,163	\$98,302
DAYTIME EMPLOYMENT	6,784	26,964	62,969
COMBINED POPULATION	12,686	95,130	261,202



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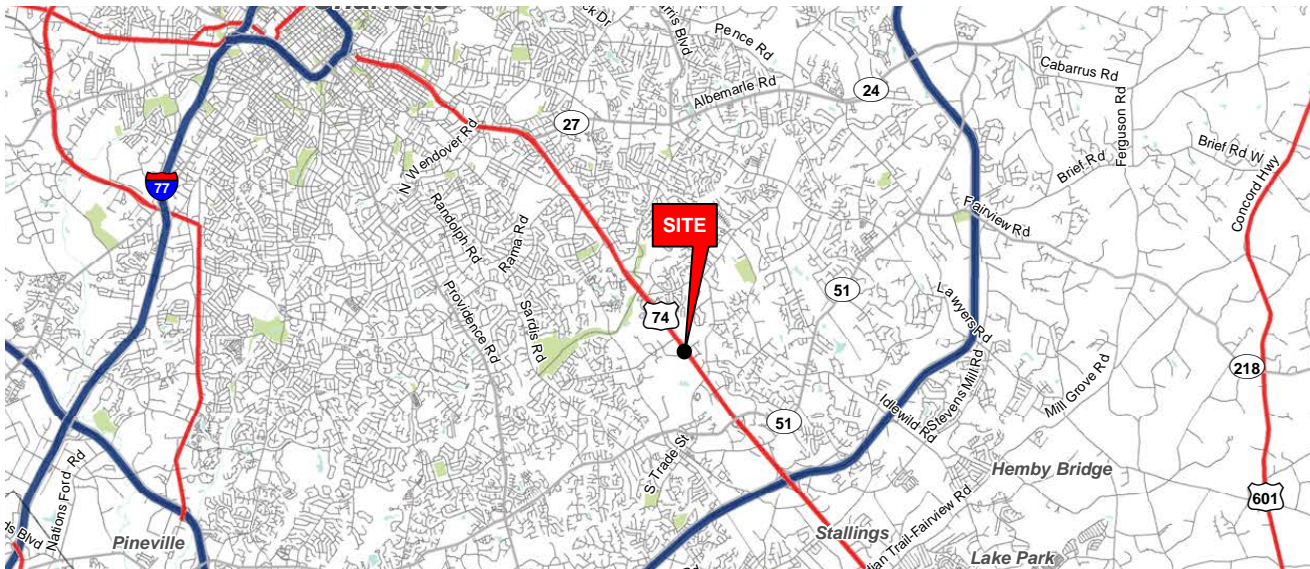
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AVAILABLE
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