

# FREESTANDING RETAIL BUILDING

2522 SARDIS ROAD NORTH | CHARLOTTE, NORTH CAROLINA 28227



## CONTACT

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# FREESTANDING RETAIL BUILDING

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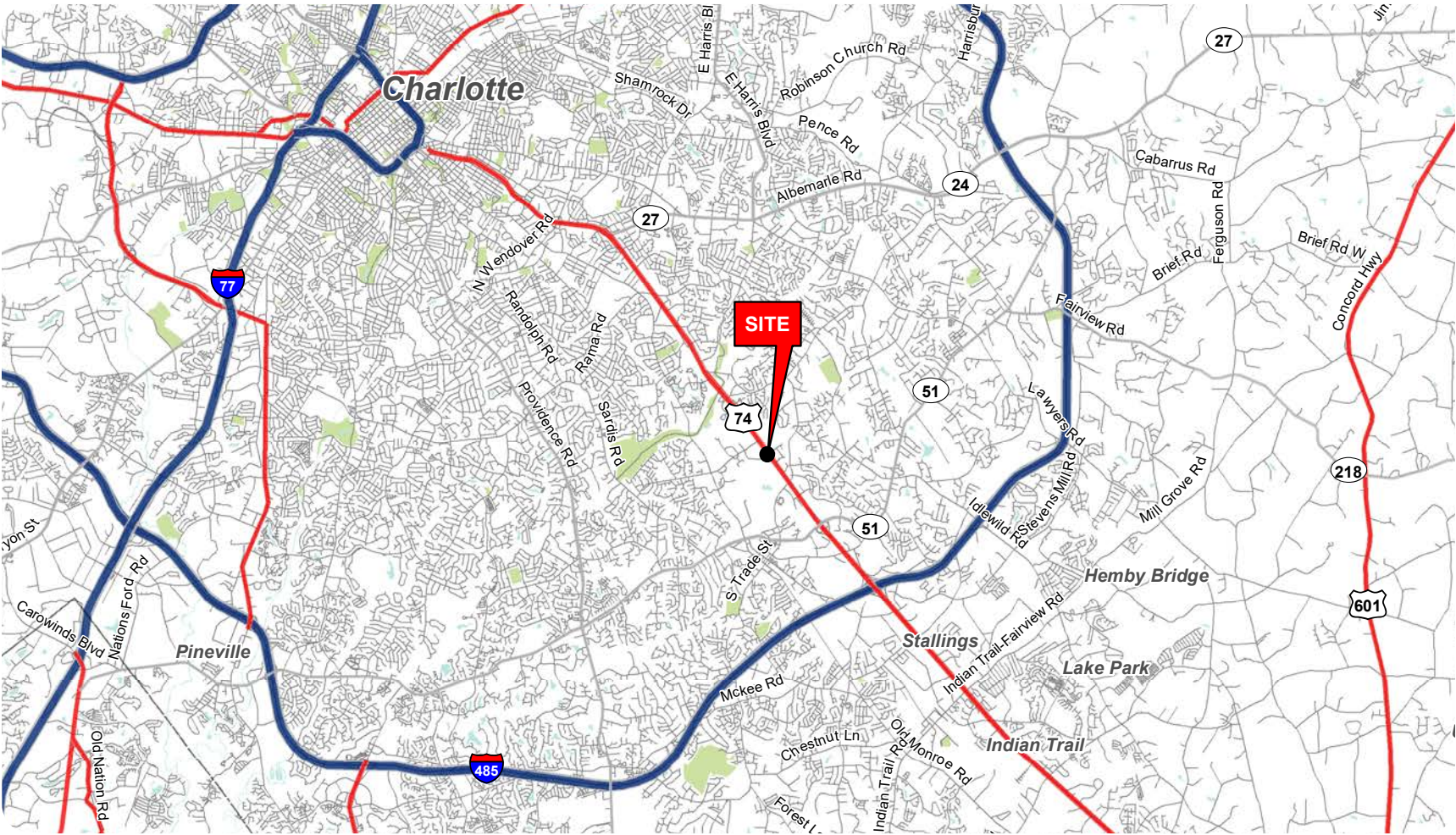
## SALE / LEASE INFORMATION OVERVIEW

ASKING PRICE:	\$2.3M - Sale
LEASE RATE:	\$191,000 / YEAR - NNN
PARCEL SIZE:	1.844 AC.
BUILDING SIZE:	6,947 SF
PARKING:	79 SPACES
PROPERTY TAXES:	\$21,336.15 (2022)
ZONING:	B-1SCD

## PROPERTY HIGHLIGHTS

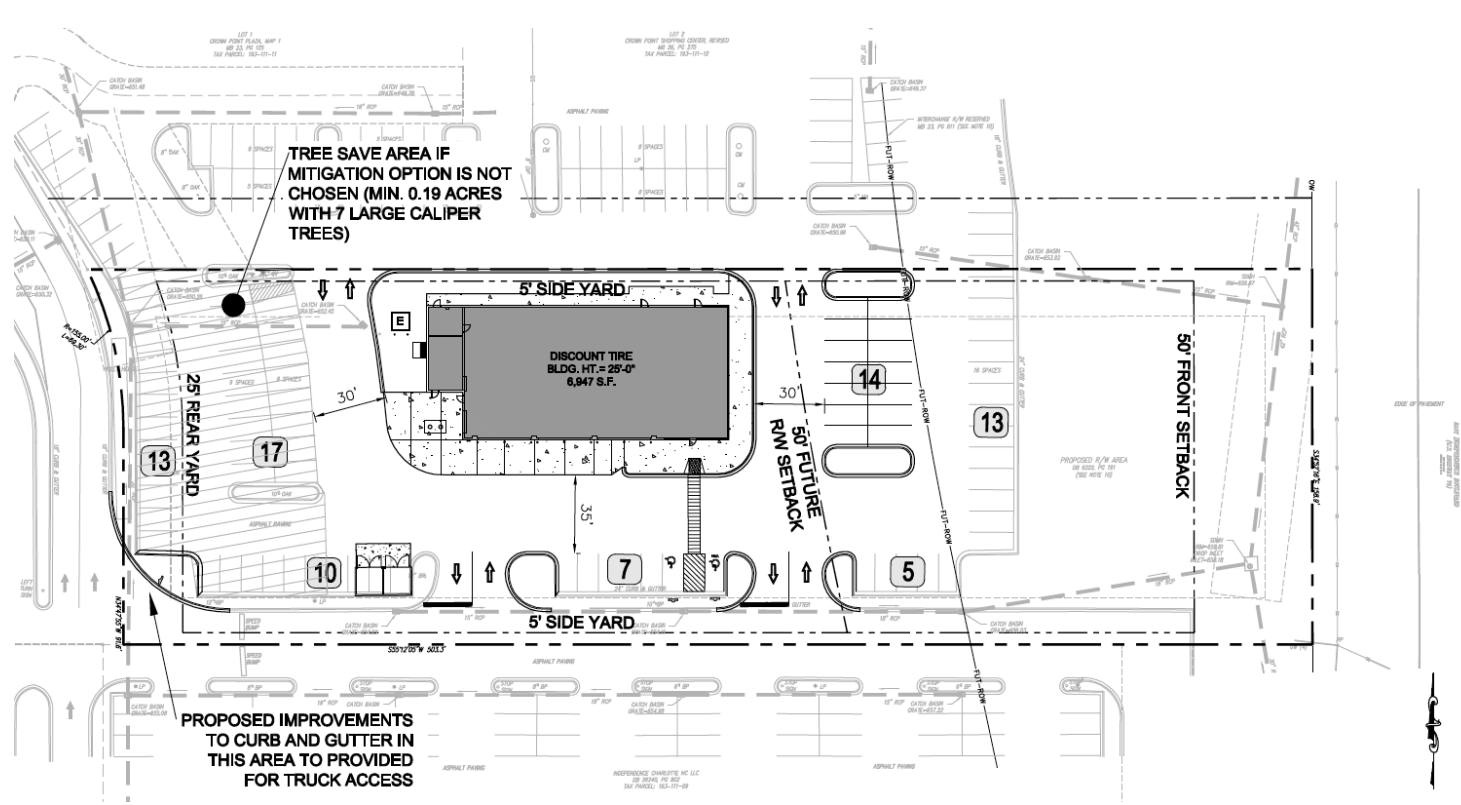
This is a former Discount Tire location. The building is located near the busy signalized corner of Independence Blvd. & Sardis Road North and is an outparcel to Crown Point Shopping Center. The NC DOT has a project (U-2509) along Independence Blvd (Hwy 74) that may impact this property in the future.

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	5,964	69,913	199,089
AVERAGE HH INCOME	\$73,581	\$93,237	\$105,613
MEDIAN HH INCOME	\$63,438	\$75,329	\$82,698
DAYTIME EMPLOYMENT	6,206	28,446	64,926
COMBINED POPULATION	12,170	98,359	264,015



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← 9.6 Miles to Uptown Charlotte

**SITE**

Sardis Road North

21,000 VPD



54,500-VPD

Independence Blvd

**BIG AIR**  
Trampoline Park

**VALUE CITY**  
Furniture

**OLD TIME**  
Pottery

**Burlington**  
Coat Factory

**NORTHERN**  
TOOL + EQUIPMENT



# MARKET AERIAL

