

±1.26 ACRE OUTPARCEL AVAILABLE

SARDIS RD & KREFELD DR | CHARLOTTE, NC | 28227

E Independence Blvd

57,500 VPD



Spectrum

Krefeld Dr



±1.26 AC

21,000 VPD

Sardis Rd N



VALUE CITY FURNITURE



CLICK FOR VIDEO

CONTACT

Andrew Tanneberger | 704.315.5250
atannebergerl@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
WWW.PROVIDENCEGROUP.COM

AVAILABLE
FOR SALE OR SALE



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PROPERTY / LEASE INFORMATION

ASKING RATE:Please call

NNN's:Please call

PROPERTY / LEASING INFORMATION

- Outparcel at fully signalized light
- Easy access to Highway 74 and Matthews
- First traffic light after Independence Blvd
- ±1.26 acre outparcel with excellent parking
- 21,000 VPD on Sardis Road North & 57,500 VPD on Hwy 74

2023
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,540	73,199	203,882
AVERAGE HH INCOME	\$84,189	\$111,037	\$131,461
MEDIAN HH INCOME	\$68,132	\$85,340	\$95,066
BUSINESS ESTABLISHMENTS	823	3,830	9,867
DAYTIME EMPLOYMENT	6,408	27,261	63,223

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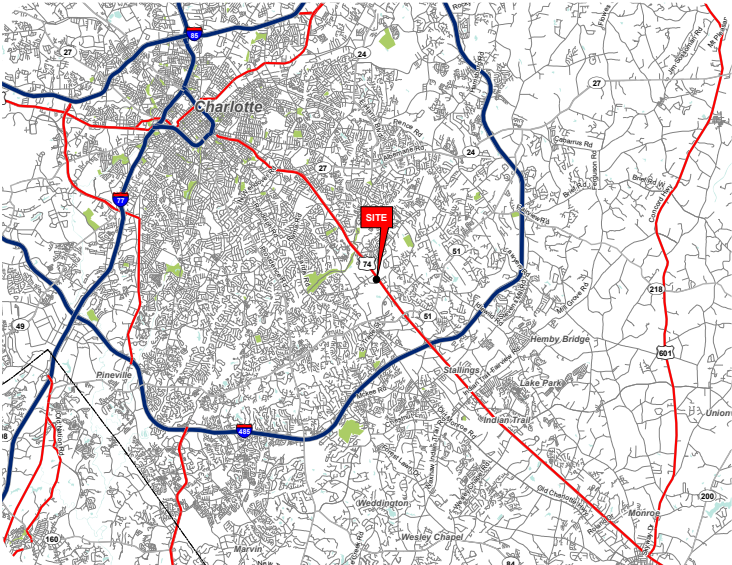
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