

FREESTANDING RETAIL BUILDING

2522 SARDIS ROAD NORTH | CHARLOTTE, NORTH CAROLINA 28227



CONTACT

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SALE / LEASE INFORMATION OVERVIEW

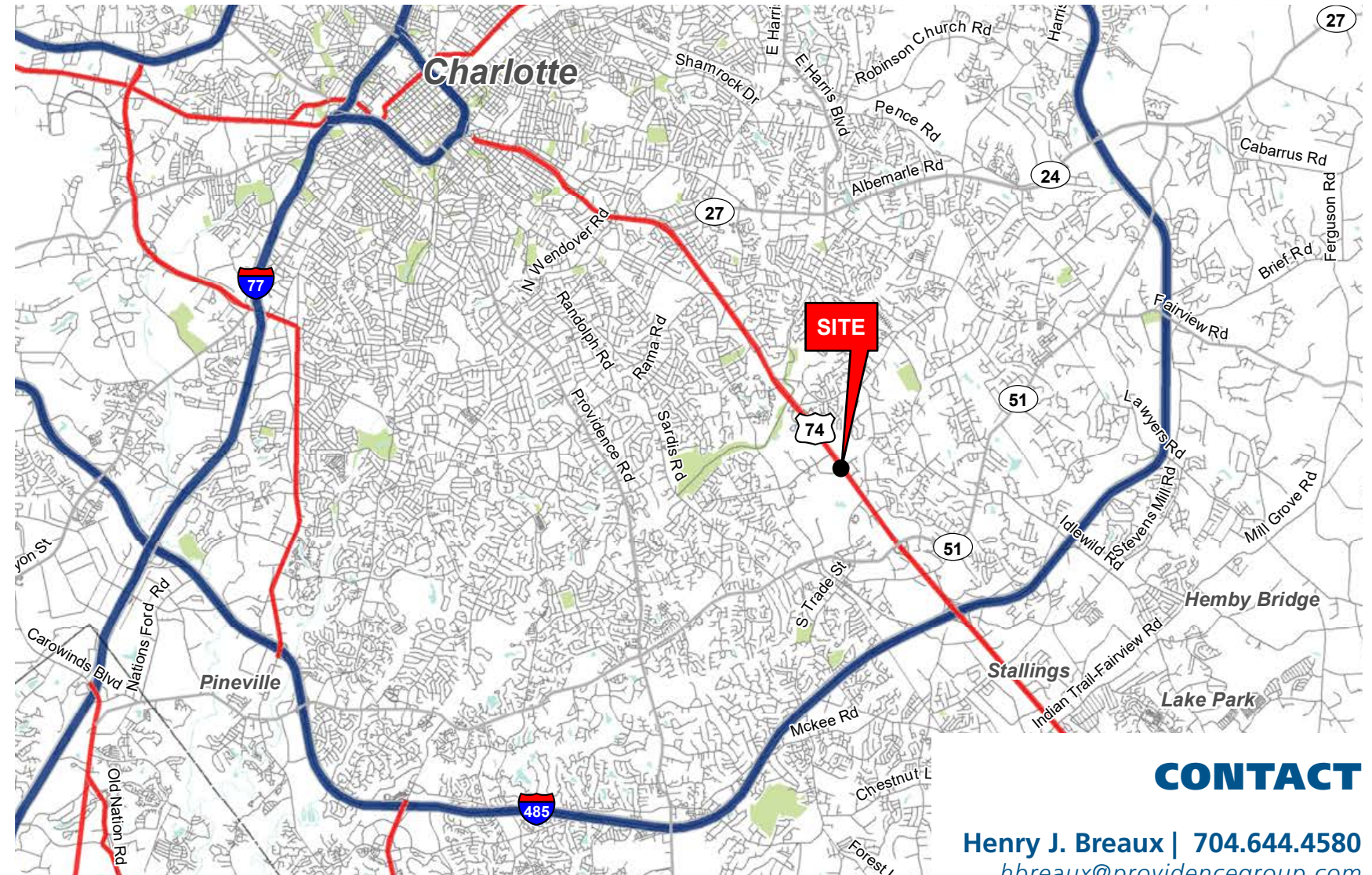
ASKING PRICE:	\$2.3M - Sale
LEASE RATE:	\$191,000 / YEAR - NNN
PARCEL SIZE:	1.844 AC.
BUILDING SIZE:	6,947 SF
PARKING:	79 SPACES
PROPERTY TAXES:	\$23,539.49 (2023)
ZONING:	B-1SCD

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 (2023)

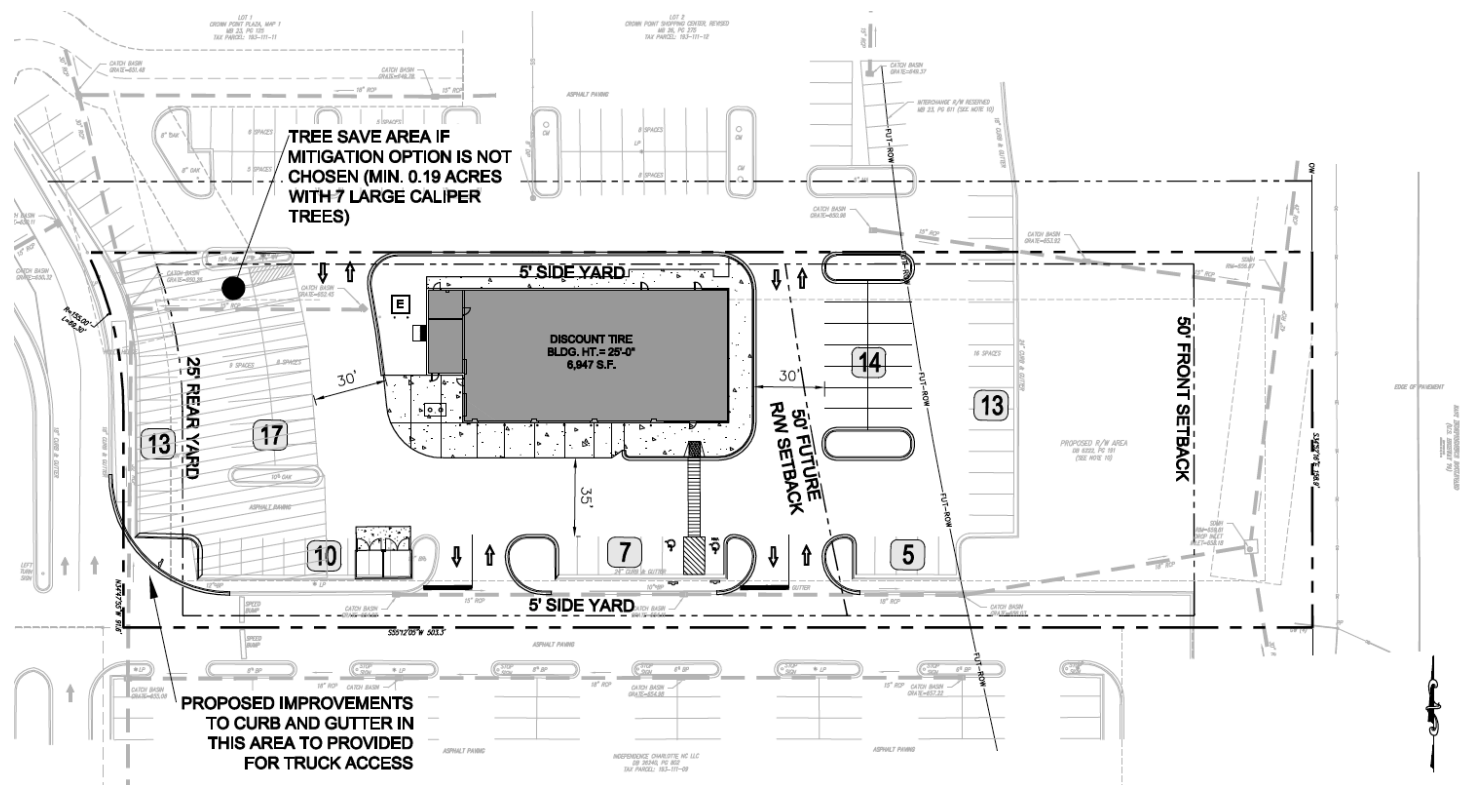
	1 MILE	3 MILE	5 MILE
POPULATION	5,661	67,805	193,398
AVERAGE HH INCOME	\$91,788	\$114,694	\$137,573
MEDIAN HH INCOME	\$71,540	\$84,623	\$95,319
DAYTIME EMPLOYMENT	6,705	26,967	62,854
COMBINED POPULATION	12,366	94,772	256,252



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2ND GENERATION RESTAURANT

2530 SARDIS ROAD NORTH | CHARLOTTE, NC 28227

9.6 Miles to Uptown Charlotte →

SITE

Sardis Road North

21,000 VPD

BIG AIR
Trampoline Park

VALUE CITY
Furniture

Burlington
Coat Factory

NORTHERN
TOOL + EQUIPMENT

Independence Blvd 54,500 VPD



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