

OUTPAD FOR SALE - HARRIS TEETER

14750 LAWYERS ROAD | STALLINGS, NC | 28104



\$449,000
ASKING PRICE

HIGH GROWTH
NEIGHBORHOOD
OFF OF 

MEDIUM HH INCOME
> \$100,000
WITHIN A 5-MILE RADIUS!

CONTACT

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SITE



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LOCATION OVERVIEW

Rare out-parcel opportunity in front of a well established Harris Teeter anchored shopping center near the Union/Mecklenburg County line.

PROPERTY HIGHLIGHTS

- **ASKING PRICE \$449,000**
- 0.70 acre outparcel
- High growth sub-market just off of I-485
- Desirable Union county location just 10 miles southwest of uptown Charlotte.
- 21,500 VPD on Lawyers Rd

OTHER RETAILERS



DEMOGRAPHICS (2024)

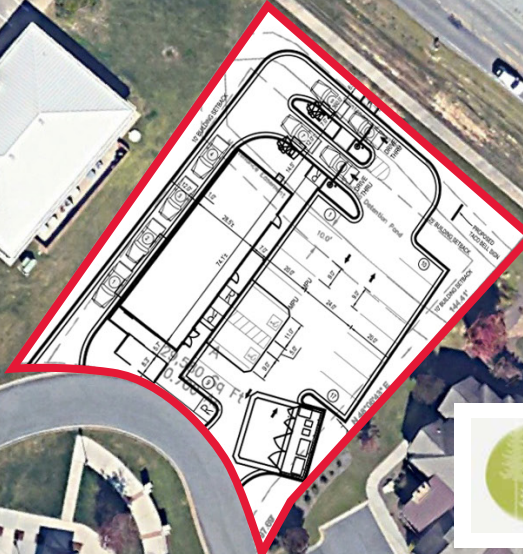
| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|-----------|-----------|-----------|
| POPULATION | 4,947 | 25,796 | 73,397 |
| AVERAGE HH INCOME | \$189,444 | \$146,660 | \$134,478 |
| MEDIAN HH INCOME | \$124,792 | \$109,584 | \$100,757 |
| BUSINESS ESTABLISHMENTS | 193 | 1,590 | 3,302 |
| DAYTIME EMPLOYMENT | 1,783 | 13,805 | 28,839 |



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SAMPLE SITE PLAN

*Plan will require approval
and / or rezoning*



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Steven's Creek Nature Preserve



63,000 VPD

8,000 VPD

60,000 VPD

6,300 VPD

State Rd 1524

Lawyers Rd

Rock Hill Church Rd



SITE

Harris Teeter

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