

SIGNALIZED CHARLOTTE FREESTANDING RESTAURANT BUILDING/PAD

9253 STATESVILLE ROAD | CHARLOTTE, NC | 28269



CONTACT

Thurman Brooks | 704.644.4585
tbrooks@providencegroup.com

SIGNALIZED CHARLOTTE FREESTANDING RESTAURANT BUILDING/PAD

9253 STATESVILLE ROAD | CHARLOTTE, NC | 28269

AVAILABLE FOR LEASE ONLY.

TENANT STILL OPERATING. PLEASE DO NOT DISTURB.

PROPERTY INFORMATION

- Lot Size: 1.53 acres
- Building Size: 4,976 SF
- Asking Rate: Please Call
- ZONING: ML-1
- Mecklenburg Co. PIN: 02509211

PROPERTY DESCRIPTION

- Signalized corner at W.T. Harris Blvd. and Statesville Avenue
- Excellent ground lease/redevelopment opportunity
- Vibrant daytime population
- Off I-77 (Exit 18) near regional Northlake Mall
- Easy access to I-77 and I-485

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
Population	4,019	52,267	147,008
Average HH Income	\$100,116	\$102,997	\$110,159
Median HH Income	\$75,745	\$78,240	\$81,981
Business Establishments	895	2,682	7,172
Daytime Employment	15,054	27,326	58,572



CONTACT

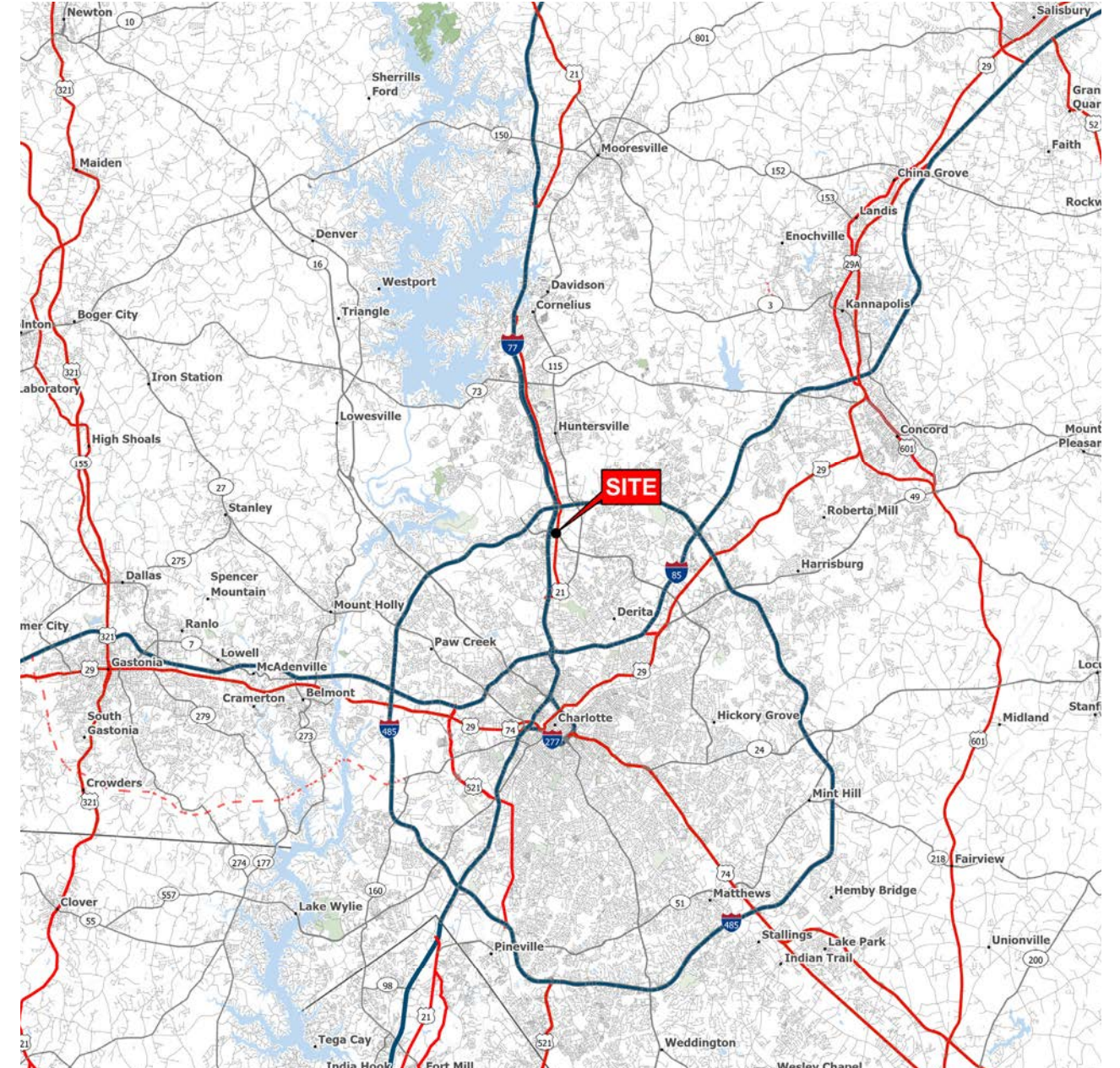
Thurman Brooks | 704.644.4585

tbrooks@providencegroup.com

© 2024 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SIGNALIZED CHARLOTTE FREESTANDING RESTAURANT BUILDING/PAD

9253 STATESVILLE ROAD | CHARLOTTE, NC | 28269



CONTACT

Thurman Brooks | 704.644.4585

tbrooks@providencegroup.com



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





Northcrest S/C
SUPER
TARGET
OLD NAVY
REI
DOLLAR TREE
DAVID'S BRIDAL
five BELOW

verizon
SportClips
Massage Envy

Party City
at&t
FedEx
Sprint
Panera
ON THE BORDER
RED ROBIN
Chick-fil-A

Northlake Mall
AMC THEATRES
belk
Dillard's
★ macy's
H&M

Smith Corners
STAPLES
HAVERTYS
LA Z BOY
GOLF GALAXY
NORTHERN
TOOL + EQUIPMENT

McDonald's
DISCOUNT TIRE

AspenDental
Visionworks
LA Z BOY
7-ELEVEN

Perimeter Woods
LOWE'S
Burlington
BEST BUY
PET SMART
Michaels

Perimeter Woods Business Park

Carolina **CAT**

CONTACT
Thurman Brooks | 704.644.4585
tbrooks@providencegroup.com

Lake Norman



5 mile ring

Birkdale Village
 DICK'S REGAL Talbots
 BARNES & NOBLE chico's
 CAVA F.S.A. BANK
 ZOE'S KITCHEN GAP WILLIAMS-SONOMA

Regency Village
 Harris Teeter

NorthCross S/C
 TARGET KOHL'S
 Lowe's Harris Teeter

NorthCross Village
 STAPLES PETCO
 Marshalls HomeGoods

Rosedale S/C
 Harris Teeter

Market Sq.
 Publix

Park Commons
 Lowes Earth Fare

NOVANT HEALTH

Northlake Mall
 AMC THEATRES belk
 Dillard's macys

Northcrest S/C
 SUPER TARGET REI
 OLD NAVY DOLLAR TREE
 DAVID'S BRIDAL five BELOW

Perimeter Woods
 Lowe's PETSMART
 Michaels BEST BUY
 Burlington

Prosperity Village Square
 Publix
 Hollywood Food

ALDI

Harris Teeter

SITE
 Smith Corners
 STAPLES

University Research Park
 Over 30,000 Employees

Belgate
 HOBBY LOBBY Marshalls
 ULTA
 WORLD MARKET OLD NAVY
 PETSMART SHOE CARNIVAL

University Pointe
 Walmart SUPERCENTER

IKEA
 Tj-maxx Burlington

Concord Mills Mall
 AMC THEATRES OLD NAVY
 BOOKS-A-MILLION
 Tj-maxx BEST BUY
 Burlington

Pavilion @ King's Grant
 FLOOR DECOR
 PETCO
 ROSS DRESS FOR LESS

KOHL'S
 Earth Fare

University Place
 ROSS DRESS FOR LESS

Carolinus Medical Center

TARGET
 Bargain Hunt

CHARLOTTE
 + 24K Students

Lowe's

CONTACT
 Thurman Brooks | 704.644.4585
 tbrooks@providencegroup.com