

# N GRAHAM ST. & W SUGAR CREEK LAND

5711 N GRAHAM STREET CHARLOTTE, NC 28269



## CONTACT

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## LOCATION OVERVIEW

Land Available:

+/- 4.07 acres

+/- 2.38 acres

+/- 0.92 acres

+/- 2.86 acres

Call for Leasing Details

## PROPERTY HIGHLIGHTS

Multiple parcels available from .9 ac to 4.0 acres.

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	8,103	74,752	243,439
AVERAGE HH INCOME	\$88,966	\$80,285	\$92,237
PROJ POP GROWTH (2024-2029)	3.6%	2.4%	2.2%

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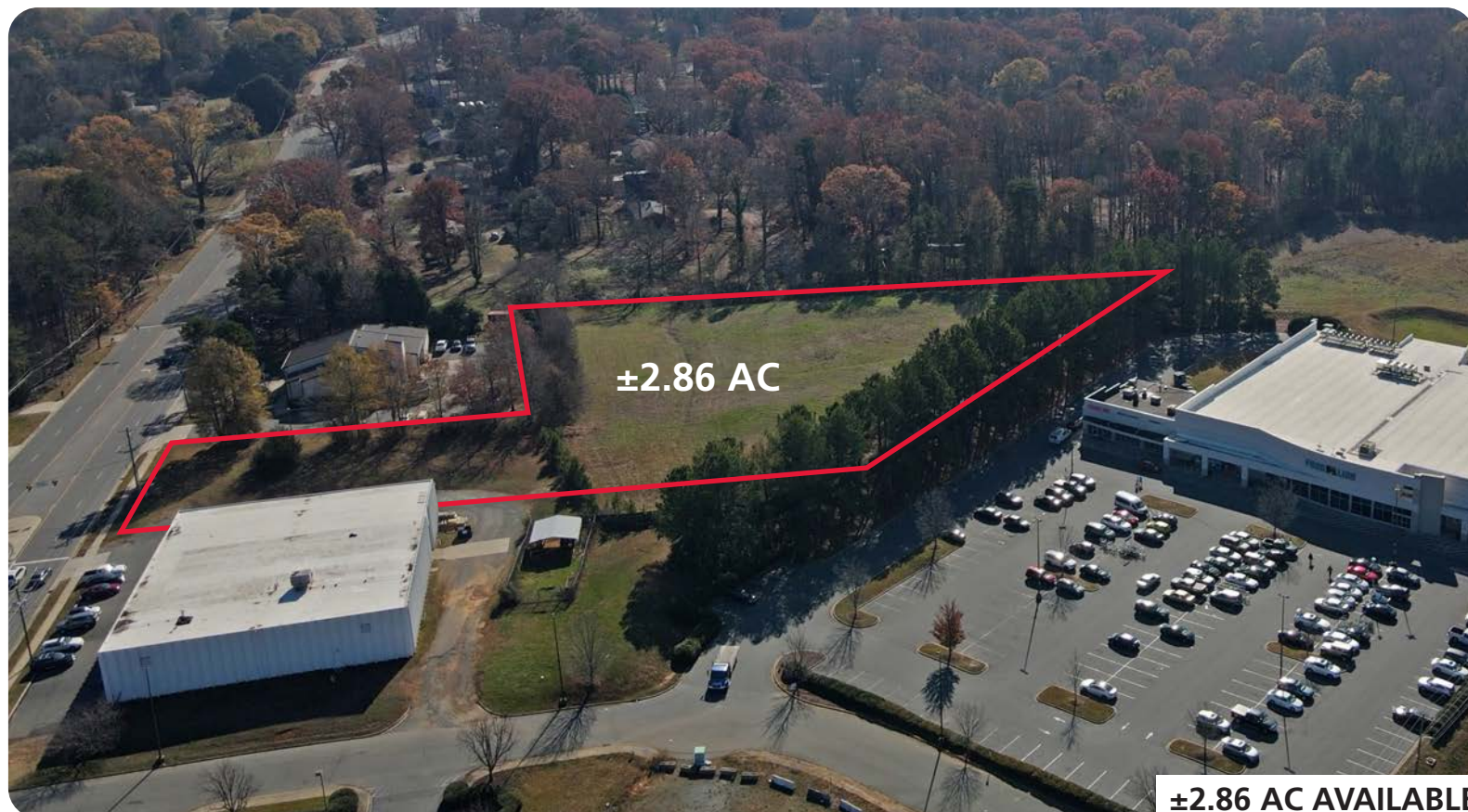
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THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS







Mineral Springs  
75 Units  
Townhomes in the \$400,000's

Mineral Springs Commons  
55+ Community  
73 Units

+/- 0.92 Acres  
AVAILABLE

+/- 2.38 Acres  
AVAILABLE

+/- 2.86 Acres  
AVAILABLE

+/- 4 Acres  
AVAILABLE

Conking & Calabrese  
BUILDING MATERIALS

ZIPPY  
ICE

FOOD LION

United  
Rentals

ArchWell  
HEALTH

DUNKIN'  
DONUTS

DERITA  
Floral Supply Co.

Charlotte  
Fire Dept

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No.	Community	Address	No. of Units
1	Mineral Springs Commons	2024 W Sugar Creek Road Charlotte, NC 28262	73 (55+)
2	Mineral Springs	2320 Donnelly Hills Lane , Charlotte, NC 28262	75
3	Mallard Creek Townhomes	7208 Mallard Creek Road Charlotte, NC 28262	116
4	Fifteen 15 Cannon	6041 Longar Lane Charlotte, NC 28269	312
5	Griffith Lakes	5034 Glenwalk Dr, Charlotte, NC 28269	180
6	Elan Research Park	5200 Oxford Pond Dr, Charlotte, NC 28262	348
7	Oak Tree Apts. & Townhomes	7011 Star Oaks Lane Charlotte, NC 28262	20

