

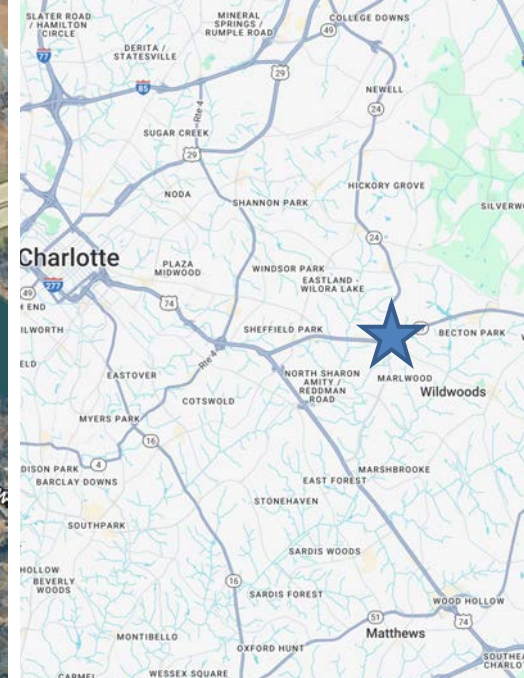
8519 EAST W.T. HARRIS BLVD

CHARLOTTE, NC 28227

FOR
GROUND LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2.2 ACRES AVAILABLE FOR GROUND LEASE



PROPERTY HIGHLIGHTS

- ± 2.2 acres available for ground lease
- Located at a high-traffic intersection in East Charlotte
- Excellent frontage and visibility along E. W.T. Harris Blvd, a major north-south corridor
- Approximately 5 miles from Uptown with convenient access to public transit, Hwy 74, Route 27, and I-485
- Positioned along the Albemarle Road retail corridor, an emerging and highly anticipated growth area in Charlotte

DEMOGRAPHICS (2025)



POPULATION
1 Mile: 15,519
3 Miles: 101,306
5 Miles: 225,098



AVG. HH INCOME
1 Mile: \$68,806
3 Miles: \$82,746
5 Miles: \$104,623



DAYTIME EMPLOYEES
1 Mile: 4,148
3 Miles: 22,551
5 Miles: 63,740



CALL BROKERS FOR PRICING

BROKER CONTACT

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SITE AERIAL

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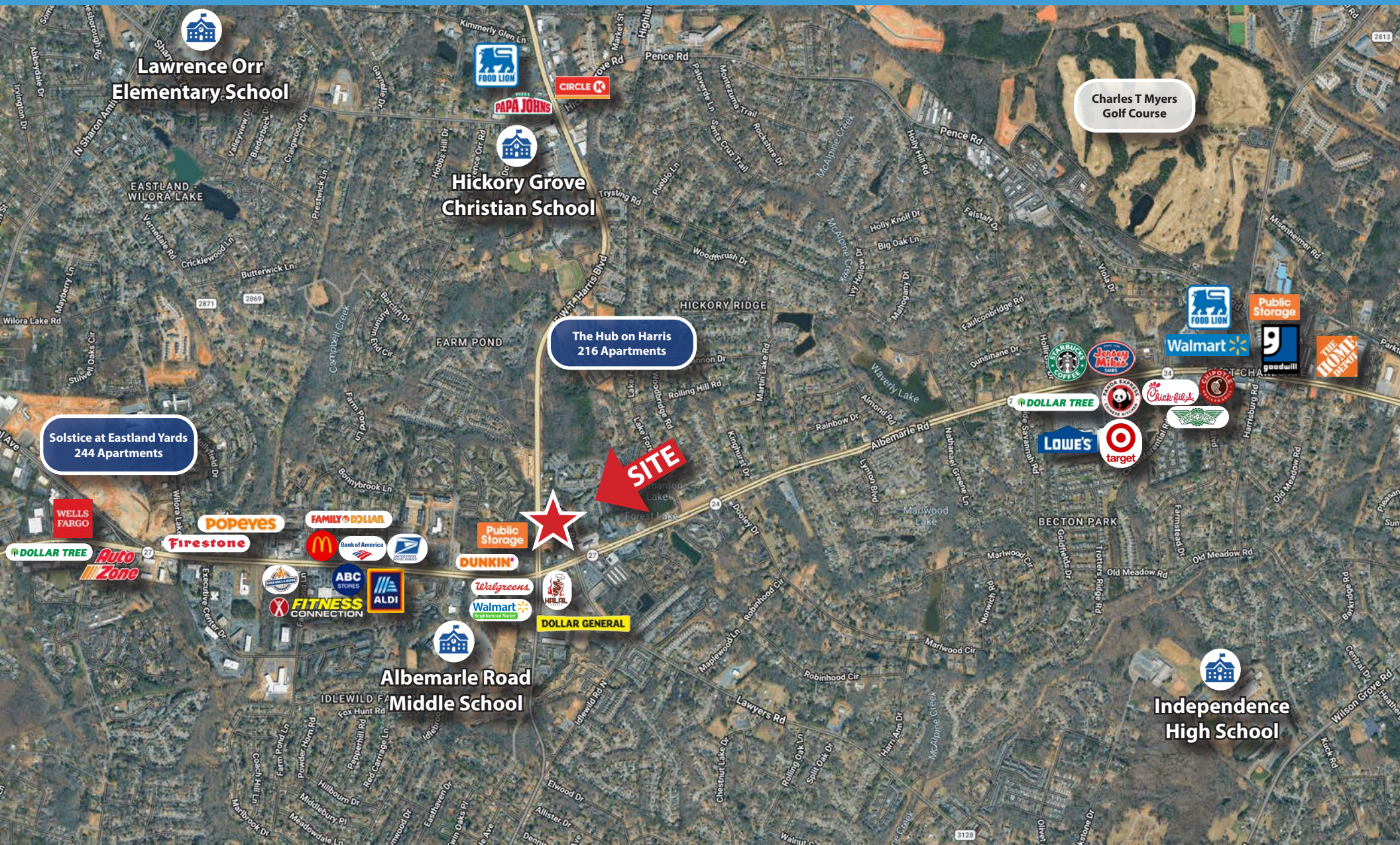
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MARKET AERIAL

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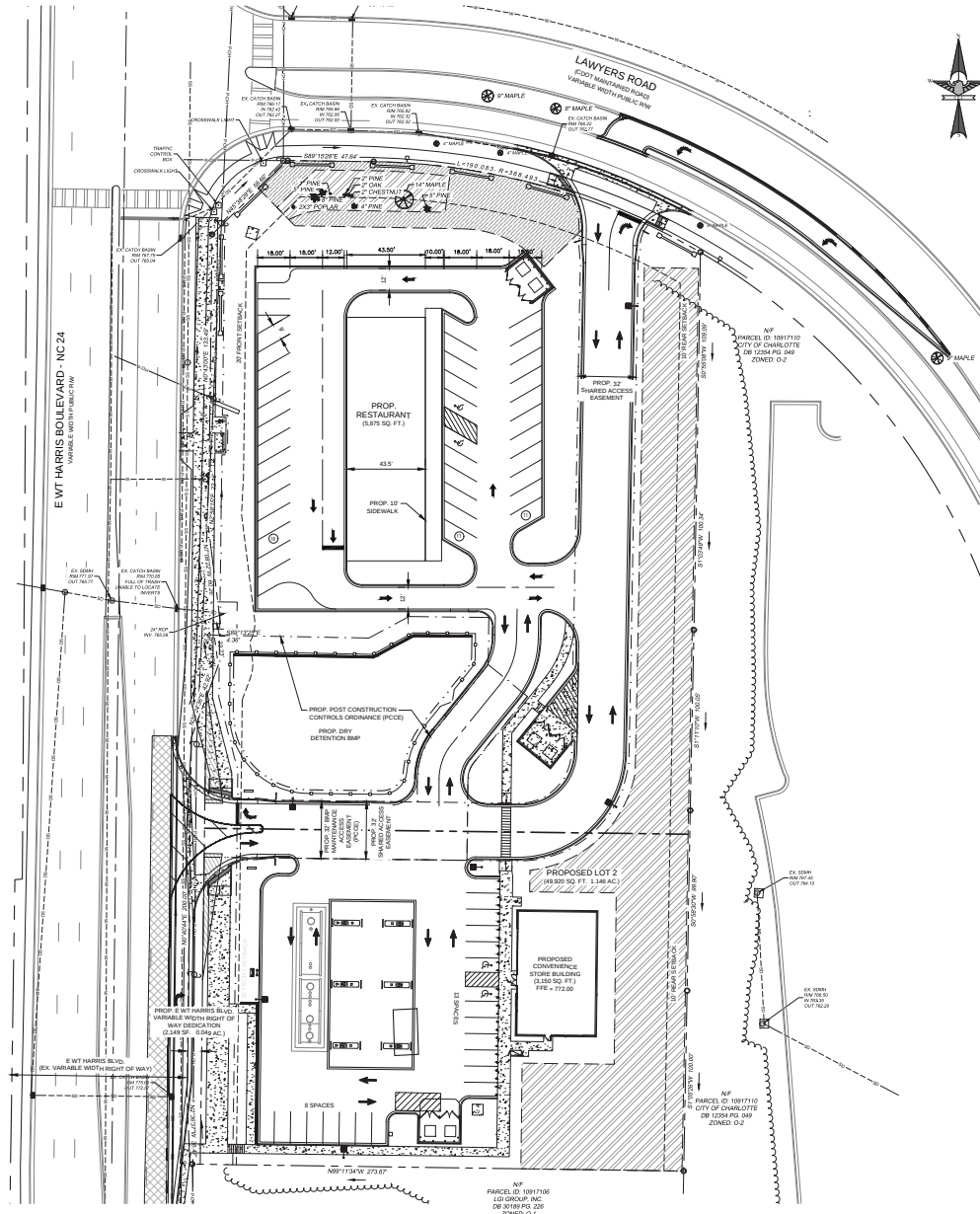
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8519 EAST W.T. HARRIS BLVD
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CONCEPTUAL
TEST FIT

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FOR QSR

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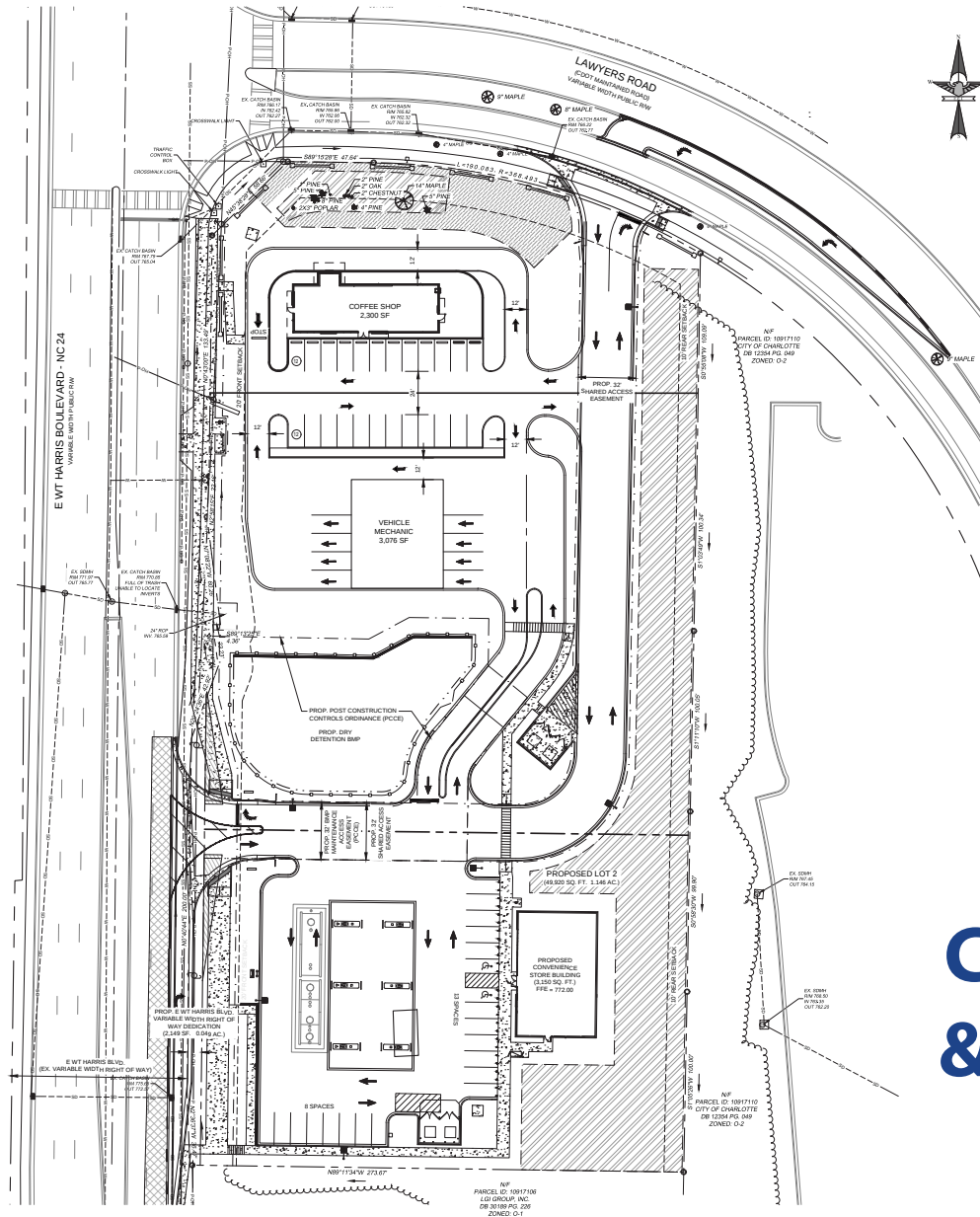
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**FOR
COFFEE SHOP
& QUICK LUBE**

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LOCATION
OVERVIEW

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Properties
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CHARLOTTE, NC - MECKLENBURG COUNTY

Charlotte is the second-largest financial hub in the United States and one of the nation's fastest-growing metropolitan areas. As of 2026, the city has surpassed 943,000 residents, fueled by a robust job market and a high quality of life that attracts roughly 150+ new residents daily. Known for its business-friendly climate, Charlotte serves as the global headquarters for Bank of America, Duke Energy, and Truist, while rapidly expanding its footprint in fintech, healthcare, and advanced manufacturing. With a diverse economy, a world-class international airport (CLT), and massive ongoing investments in public transit and mixed-use urban centers, Charlotte continues to solidify its status as the premier commercial and cultural engine of the Southeast.



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EAST CHARLOTTE is a high-growth, culturally diverse commercial hub characterized by a strategic mix of historic charm and modern redevelopment. Anchored by major thoroughfares like Independence Boulevard, Albemarle Road, and Central Avenue, the area offers a robust retail landscape ranging from large-scale power centers and auto dealerships to eclectic international dining and specialty markets. With the massive mixed-use revitalization of the former Eastland Mall site, expanding healthcare infrastructure, and easy access to I-485, the submarket provides retailers with a dense, value-oriented consumer base and significant long-term appreciation potential.



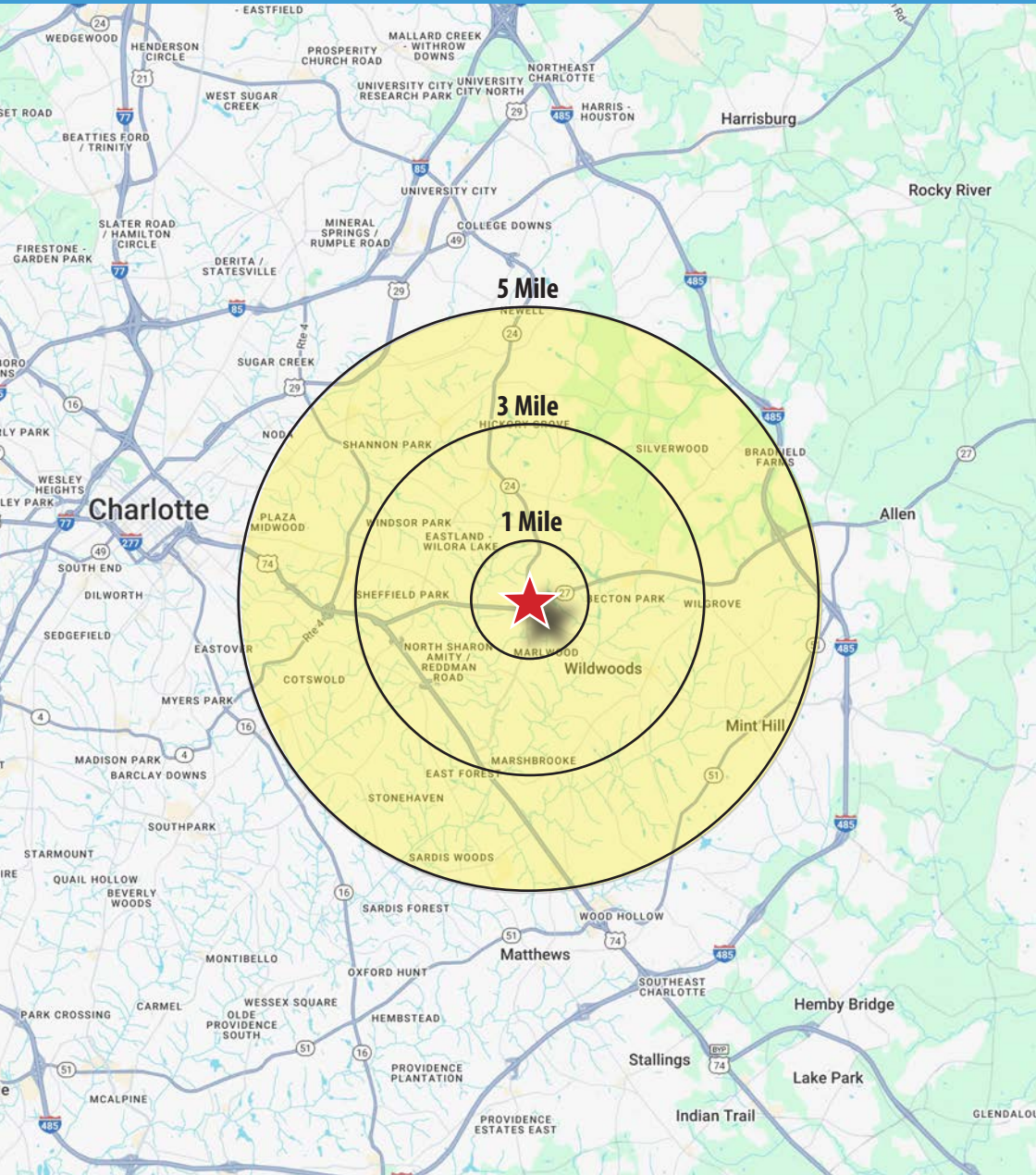
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	15,519	101,306	225,098
2030 Projected Population	14,685	98,669	225,073
Projected Annual Growth (2025-2030)	-834 (-1.1%)	-2,637 (-0.5%)	-26 (-%)

HOUSEHOLDS

2025 Estimated Households	5,927	38,064	89,003
2030 Projected Households	5,682	37,420	89,685

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$68,806	\$82,746	\$104,623
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BUSINESSES

2025 Estimated Total Businesses	495	3,670	10,237
2025 Estimated Total Employees	4,148	22,551	63,740

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