

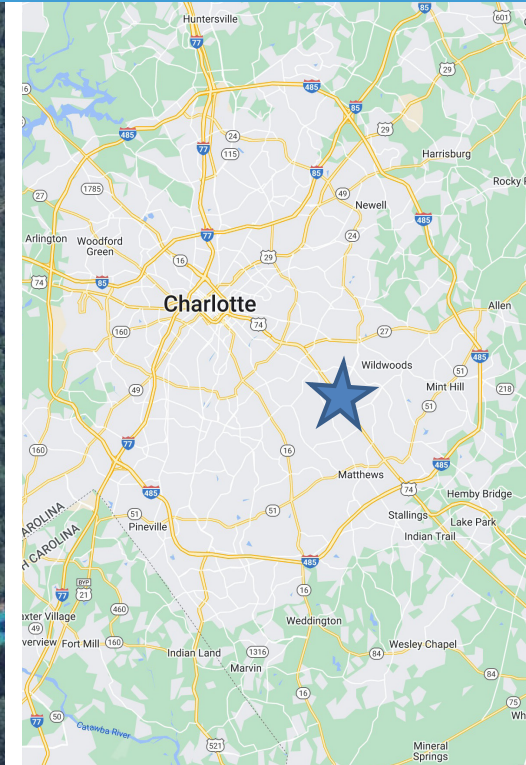
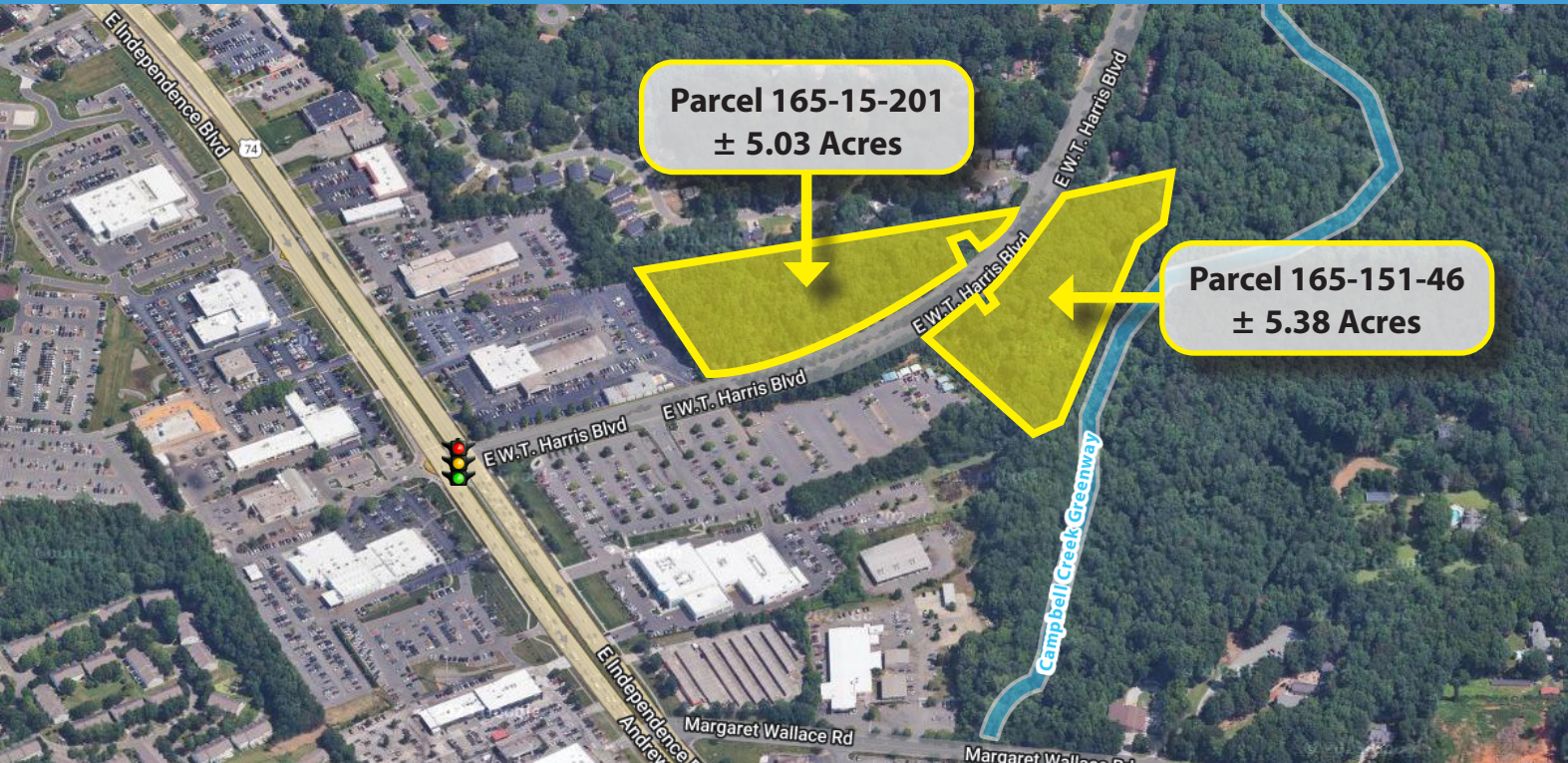
E W.T HARRIS BLVD & INDEPENDENCE BLVD

CHARLOTTE, NC 28212

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 5 - 10 ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- Two parcels available for sale
 - Parcel 165-15-201 = 5.03 Acres
 - Parcel 165-151-46 = 5.38 Acres
- Can be purchased together or separately
- Can be sold subject to rezoning
- Zoned R-9MF (CD)
- Call Brokers for Pricing

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	13,527	90,681	229,975
 HOUSEHOLDS	5,819	37,190	93,954
 AVG. HH INCOME	\$78,159	\$103,119	\$132,471
 DAYTIME POPULATION	6,616	51,043	135,635

BROKER CONTACT

HOLLY ALEXANDER
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KENNY SMITH
704.927.2882
ksmith@newsouthprop.com



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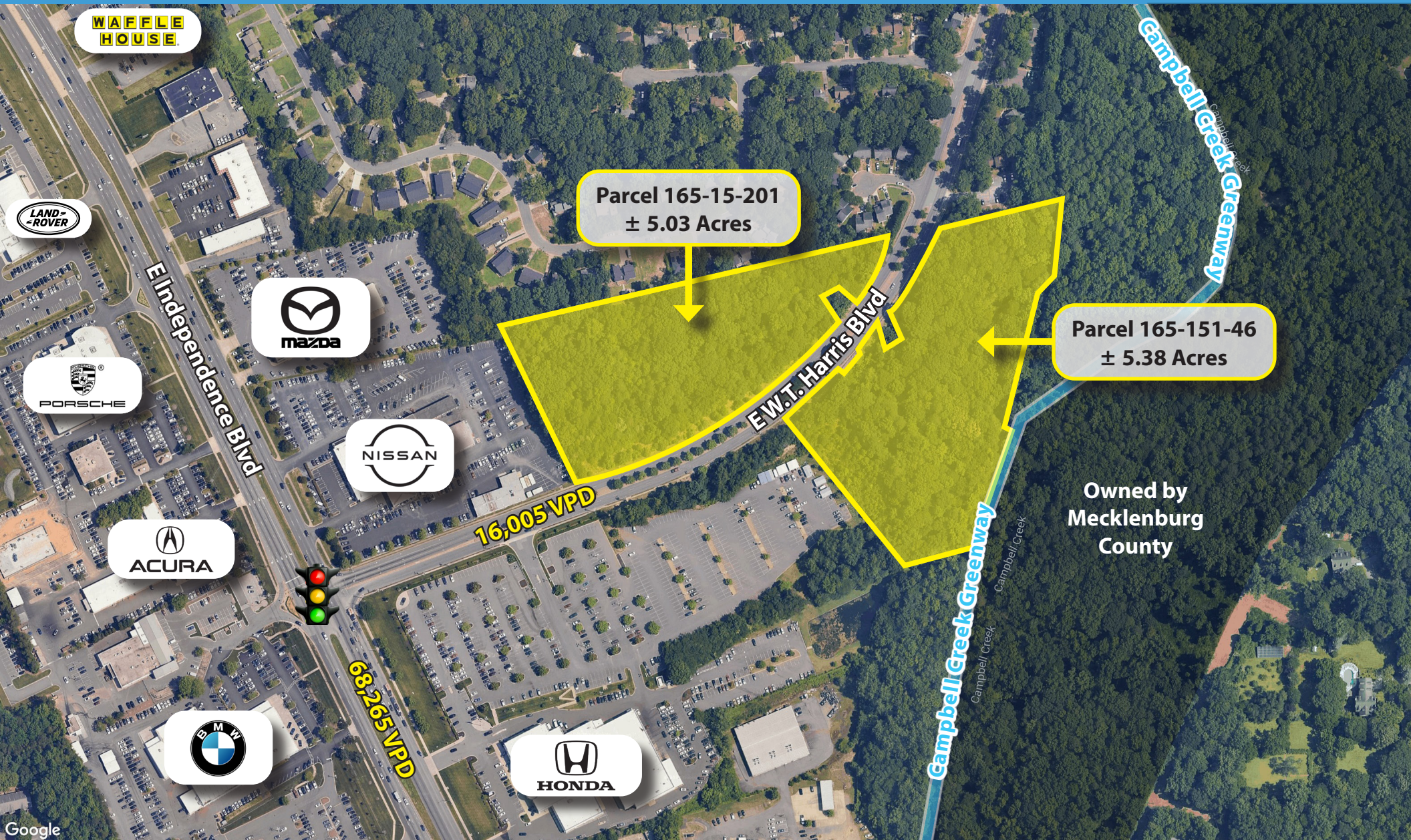
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SITE AERIAL

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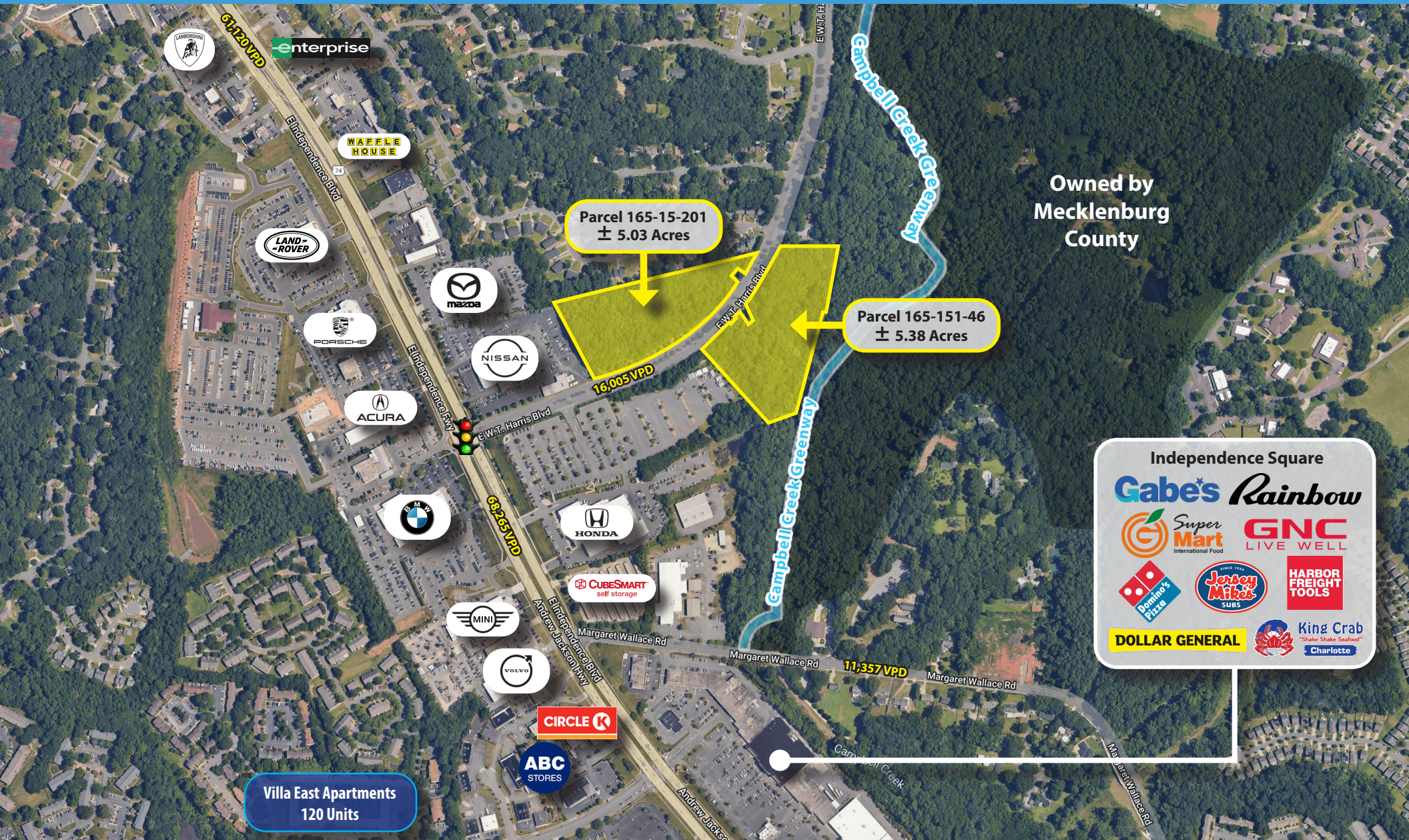
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CORRIDOR AERIAL

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MARKET AERIAL

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