

**Tracy Efird**

The Nichols Company

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600 Queens Rd. Charlotte, NC 28207

**Available**  
For Sale



**5320 & 5324**  
**E Independence Blvd.**

Charlotte, NC 28212

## LOCATION



## ABOUT

One acre parcel for sale that includes a 6,210 SF express car wash and a 2,130 SF 5 bay garage along the highly traveled eastbound side of Independence Blvd/Hwy 74, an area prime with redevelopment.

## SITE ATTRIBUTES

- +/- 8,340 Total SF
- Express Car Wash with 5 Bay Garage and Vacuum System
- Zoning: B-2
- Est. 67,900 VPD on E. Independence Blvd
- Call for Pricing

