

COLISEUM CROSSING

3600-3750 E. INDEPENDENCE BLVD. | CHARLOTTE, NC 28205

AVAILABLE WALMART SHADOW ANCHORED
OUTPARCELS FOR SALE



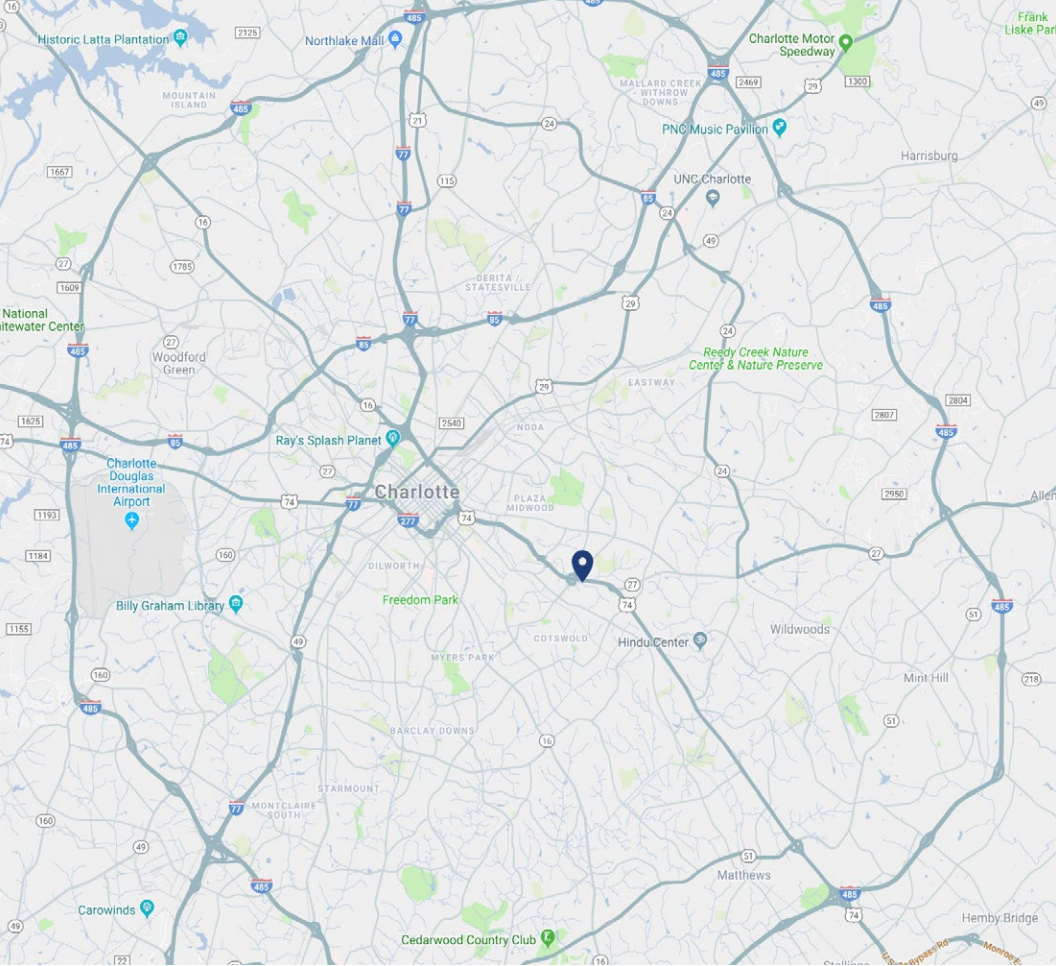
PROPERTY OVERVIEW

COLISEUM CROSSING

Coliseum Crossing (formerly Coliseum Center) is an approximately 8-acre site positioned off of East Independence Blvd. (US-74), which has an estimate of more than 93,000 VPD. The property is adjacent to a Walmart Supercenter and the new Echo Park automotive center, with cross access in place to westbound East Independence Blvd. This highly visible development is easily accessible from the interstates and within a short distance of Uptown Charlotte.

PROPERTY DETAILS

Address	3600-3750 E. Independence Blvd. Charlotte, NC 28205
Available AC	+/- 0.916-3.96 AC Commercial Property Available for Sale Can be sub-divided
Total AC	+/- 18.33 AC (includes EchoPark)
Zoning	B-2
Parcel ID	16101237
Delivery	Site work to be completed Spring 2019
Access	Cross access with adjacent Walmart Supercenter and EchoPark Automotive
Traffic Counts	E. Independence Blvd. 93,000 VPD
Pricing	Lot 1 Sale Price: \$1,300,000/AC Lot 5 Sale Price: \$875,000/AC
Additional Notes	Owner financing available

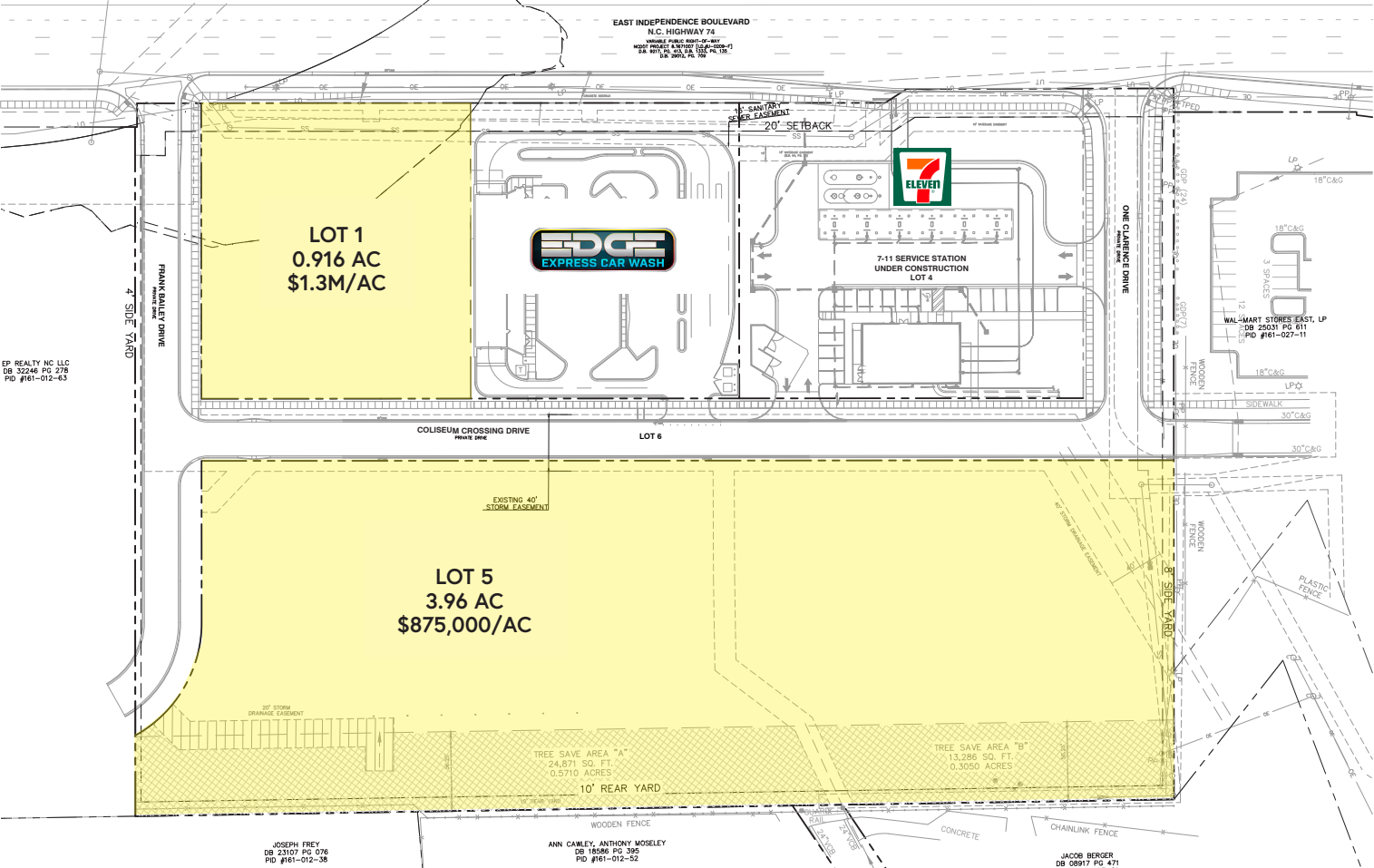


DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	8,650	116,893	302,193
Avg. Household Income	\$58,769	\$86,656	\$94,400
Median Household Income	\$46,723	\$50,977	\$56,878
Households	3,933	47,475	127,893
Daytime Employees	4,592	49,735	213,618

[CLICK HERE TO VIEW DRONE VIDEO](#)

CONCEPTUAL SITE PLAN & ACCESS



LOT	ACRES	SALE PRICE
LOT 1	0.916 AC	\$1,300,000/AC
LOT 5	3.96 AC	\$875,000/AC



CONTACT

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

