

AVAILABLE  
Outparcel for Sale



# 6525 Old Statesville Road Excess Land

Charlotte Curling Association | Charlotte, NC 28269



SINK KIMMEL  
THE NICHOLS COMPANY  
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**PROPERTY HIGHLIGHTS**

- +/- 1 acre outparcel for sale
- Parcel ID: 03742110
- Less than 1 mile from I-77 via exit 16
- Zoned I-1
- Approximately 300' of road frontage
- Traffic counts estimated at 24,500 VPD
- Price \$249,000

**DEMOGRAPHICS**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2017 Total Population	5,082	63,715	156,355
2017 Avg. HH Income	\$49,526	\$63,377	\$62,043

