

AVAILABLE
Land/Outparcel
for Sale



3100 N. Sharon Amity Rd

Charlotte, NC 28205



ABOUT

+/- 0.91 acre outparcel on the corner of Albemarle Rd. and N. Sharon Amity Rd. in Charlotte, NC. The site is located in a densely populated area and sits near numerous restaurants and I-74, providing easy access to Uptown and Plaza Midwood.

PROPERTY DETAILS

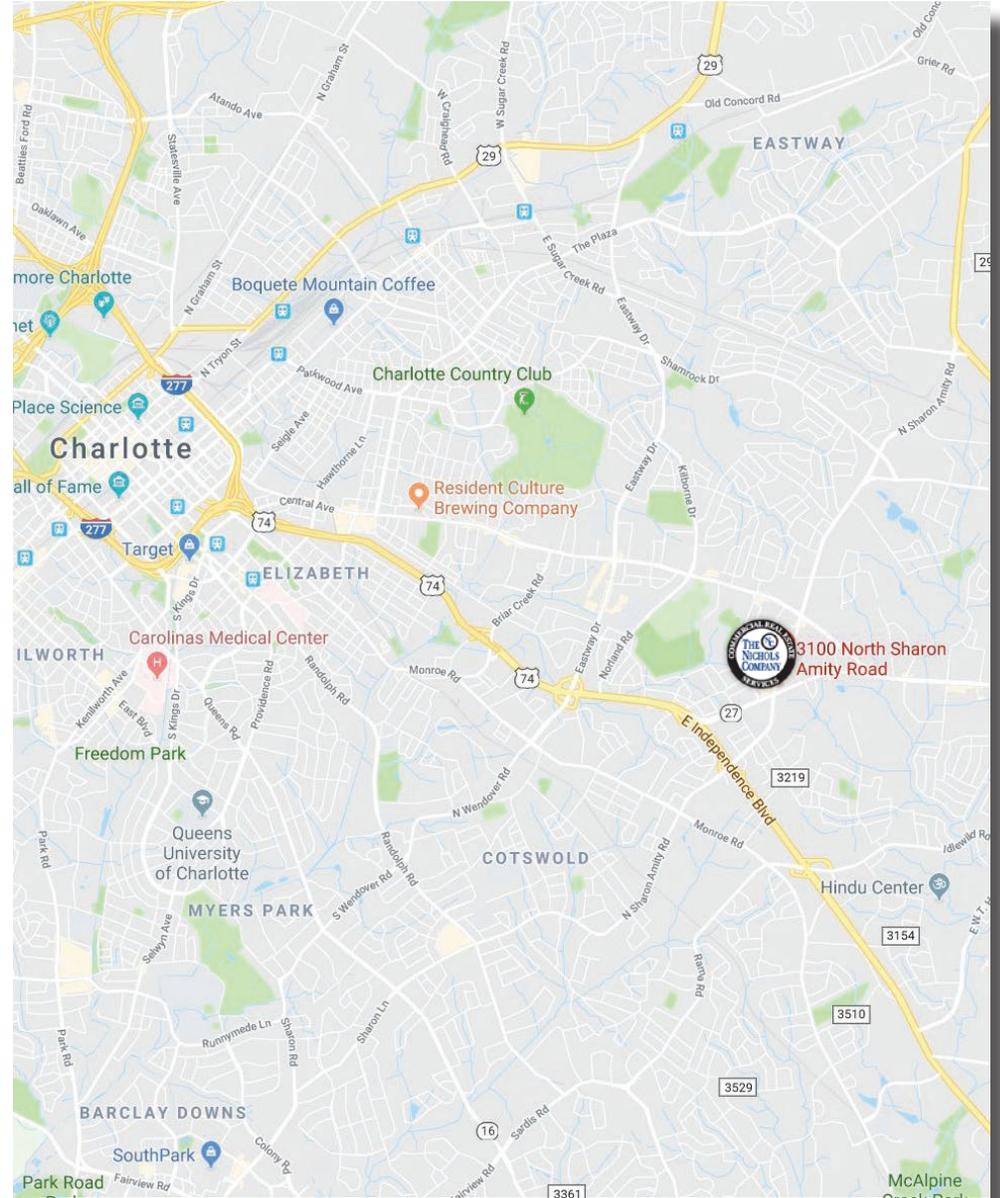
- 0.91 Acres
- Zoned B-1 .
- Ground Lease Price: \$90,000
- Sale Price: \$1,450,000

PROPERTY FEATURES

- Retail Pad
- Signalized corner
- +/- 287' frontage on Albemarle Rd.
- +/- 241' frontage on Sharon Amity Rd.

DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	14,304	116,794	261,848
Average HH Income	\$43,426	\$57,299	\$78,613
Daytime Employees	4,567	31,803	167,686
Traffic Counts: N. Sharon Amity Rd. 32,000 VPD; Albemarle Rd. 40,000 VPD			





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