

2422 W. SUGAR CREEK RD.

CHARLOTTE, NORTH CAROLINA 28262

AVAILABLE FOR LEASE



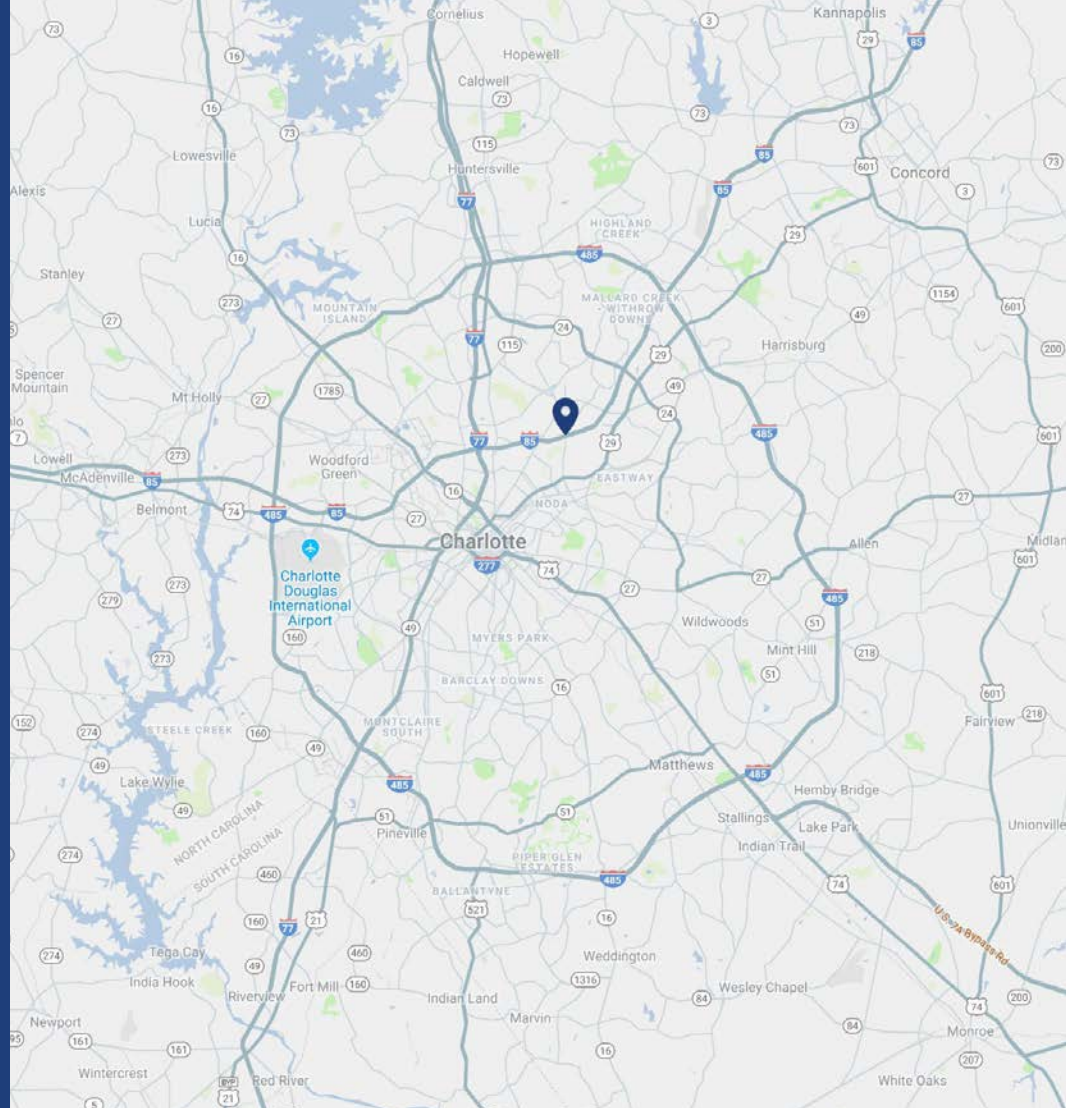
PROPERTY OVERVIEW

2422 W. SUGAR CREEK RD.

Recently updated stand-alone structure located on the corner lot of W. Sugar Creek Rd. and Hunter Avenue. Open Floor Plan provides opportunity for numerous retail, office and various institutional uses.

PROPERTY DETAILS

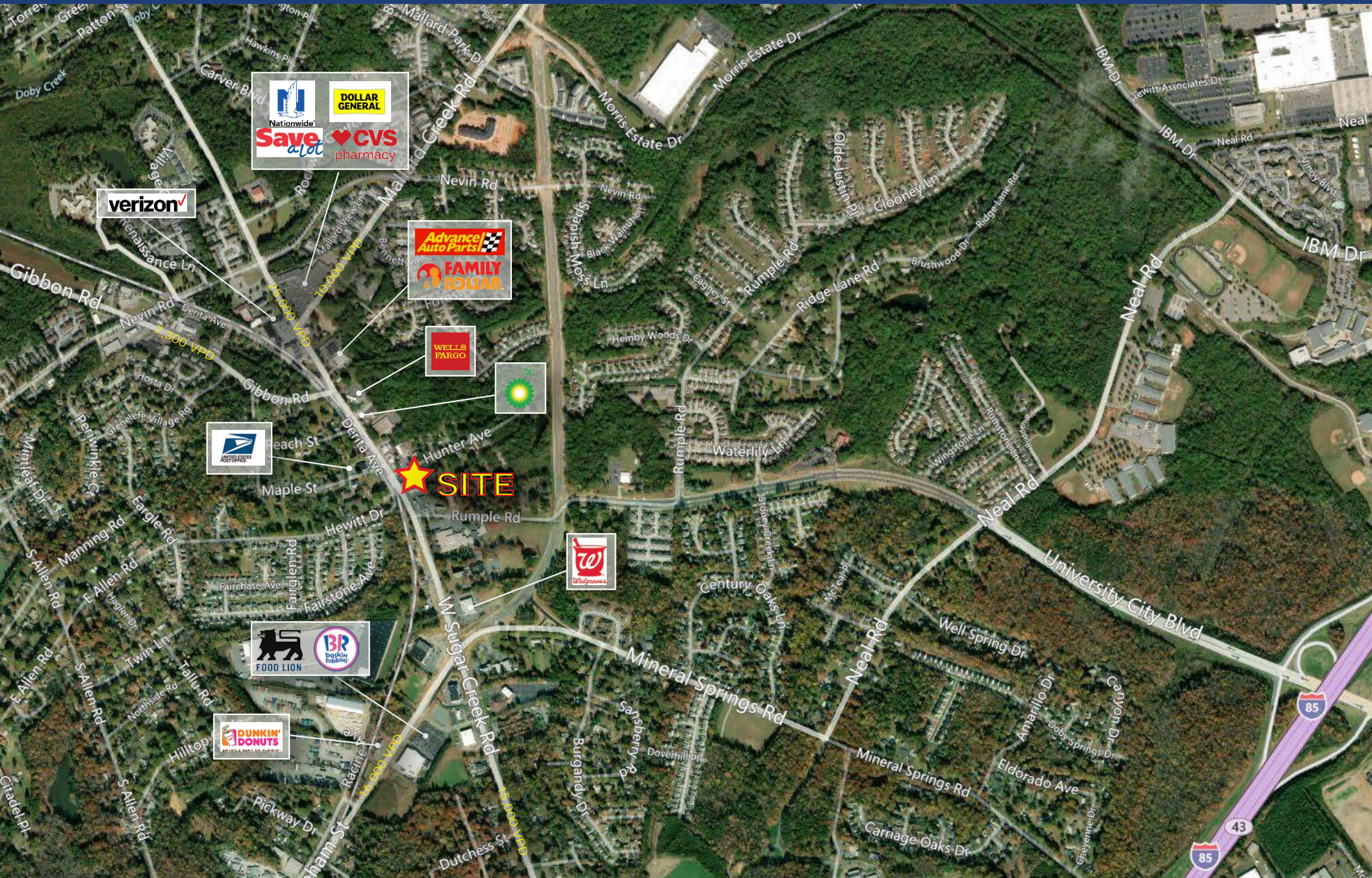
Address	2422 W. Sugar Creek Rd. Charlotte, NC 28262
Available SF	+/- 3,100 - 6,300 SF
GLA	+/- 6,300 SF
Acreage	+/- 0.45 AC
Zoning	B-1
Traffic Counts	W. Sugar Creek Rd. 25,000 VPD
Lease Rate	\$14/SF NNN



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	8,728	71,991	209,311
Avg. Household Income	\$64,799	\$62,349	\$65,724
Households	3,223	27,154	78,658
Daytime Employees	1,523	42,163	94,495

MARKET OVERVIEW



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.

