AVAILABLE LAND FOR SALE

5235 NC HWY 49 AT ZMAX BLVD | HARRISBURG, NORTH CAROLINA 28075

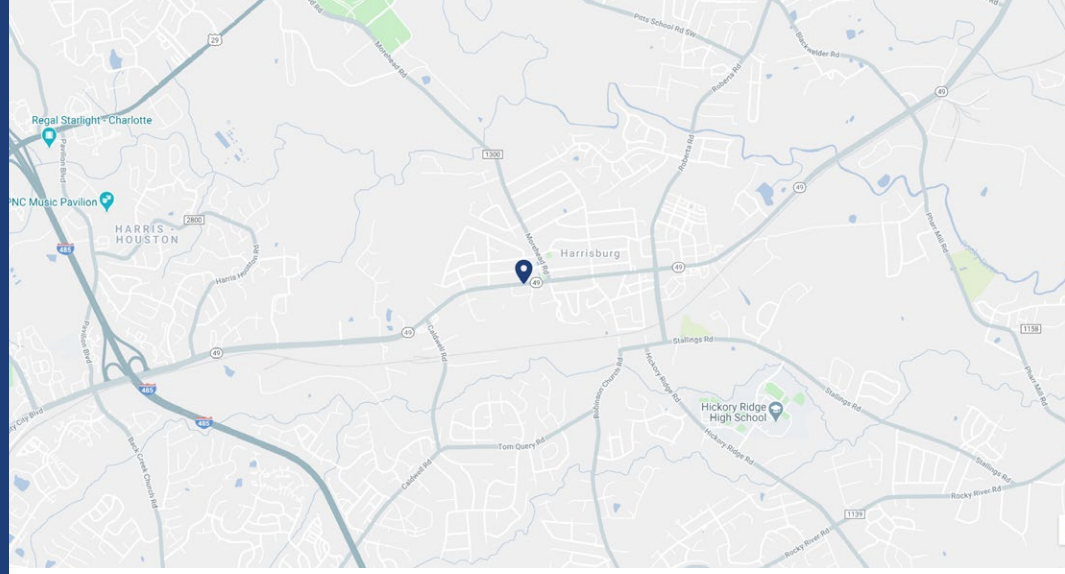
PROPERTY OVERVIEW

LAND FOR SALE

+/- 2.45 Acres for sale on NC Hwy 49 S. in Harrisburg, NC. The site is in close proximity to some of the top tourist attractions in NC: Charlotte Motor Speedway, Concord Regional Airport and Concord Mills Mall (attracting over 17 million visitors a year). The site is next to many national and local restaurants and retailers.

PROPERTY DETAILS

Address	5235 NC Hwy 49 at zMax Blvd. Harrisburg, NC 28075
Available AC	+/- 2.45 Acres For Sale
Zoning	I-1
Traffic Counts	NC Hwy 49 S | 34,500 VPD
Sale Price	Call for Pricing



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	4,355	44,213	113,482
Avg. Household Income	$96,119	$95,482	$84,208
Households	1,612	15,743	41,386
Daytime Employees	2,781	8,143	29,219

SITE OVERVIEW

TOP TOURIST ATTRACTIONS NEAR SITE

Located off I-85 at Exit 49, Concord Mills Mall is only 2 miles from Charlotte Motor Speedway and 17 miles north of Charlotte. With a typical yearly total in excess of 17 million visitors, **Concord Mills is the #1 and largest tourist attraction in North Carolina.**

The mall offers shoppers 1.4 million SF of retail space with over 200 stores and services. There are about 7,233 available parking spaces for patron use.

The mall has four anchor stores, which are Bed Bath & Beyond, Burlington Coat Factory and Saks Fifth Avenue OFF 5TH. In addition to the anchor stores, the mall features several of the top names in retail. Some of these top names even have outlet stores at Concord Mills. Some of the stores offered include: American Eagle Outfitters, Ann Taylor Factory Store, Anne Klein Outlet, Banana Republic Factory Store, Bath & Body Works, The Body Shop, Brooks Brothers, Carter's, Charlotte Russe, The Disney Store Outlet, Easy Spirit Outlet, Eddie Bauer Outlet, Express, Gymboree Outlet, Haggar Clothing Co., Jockey, Lane Bryant Outlet, The LEGO Store, Nautica, Nine West Outlet, Old Navy, Reebok Outlet, Tommy Hilfiger Company Store, and Yankee Candle.

Concord Mills is home to AMC Concord Mills 24, which is a movie theatre that offers the IMAX experience. It's also home to Sea-Life Aquarium, Dave & Busters and The Concord Speed Park.

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For more than 60 years, Charlotte Motor Speedway has set the standard for motorsports entertainment and evolved into "America's Home for Racing." Nestled in the heart of NASCAR country, the iconic superspeedway is the only race vacation destination where fans can immerse themselves in the sport by taking in an event at the legendary facility, visit race team shops and explore the NASCAR Hall of Fame. **Charlotte Motor Speedway is the #4 tourist attraction in North Carolina.**

Generating a regional economic impact of approximately $450 million annually, the speedway hosts three premiere NASCAR events each year - the NASCAR All-Star Race, the Coca-Cola 600 and the Bank of America ROVAL™ 400 - as well as more than three dozen other events for automotive and motorsports enthusiasts of all ages.

The Charlotte Motor Speedway complex encompasses nearly 2,000 acres and includes a 2.25-mile road course, a six-tenths-mile karting layout and a quarter-mile oval within the walls of the 1.5-mile superspeedway. A one-fifth-mile oval is located just outside Turn 3. In 2018, Charlotte Motor Speedway changed the course of NASCAR history with the innovative ROVAL, a 2.28-mile, 17-turn course that combined the high-banks of the traditional oval with a newly designed infield road course.

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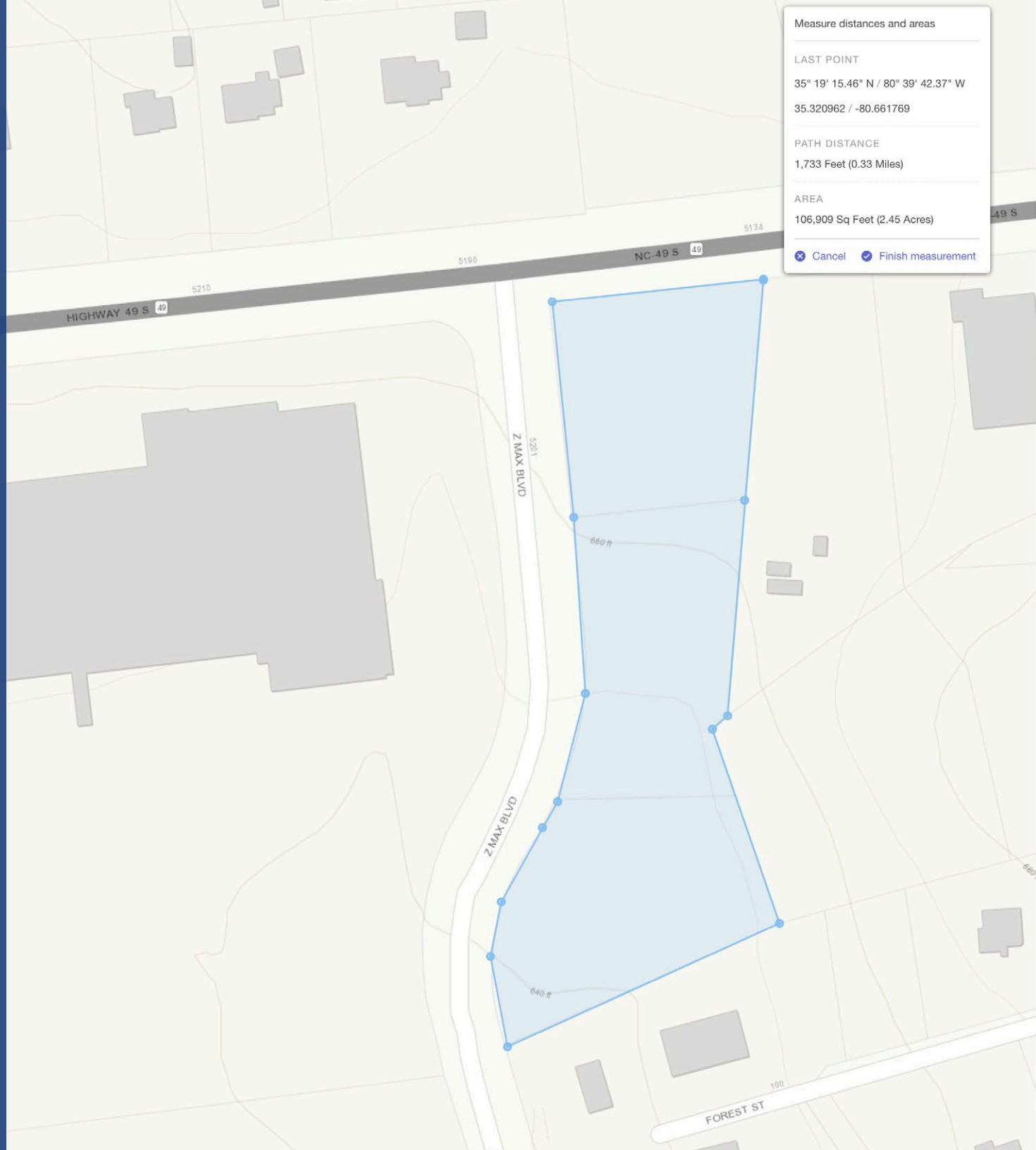
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