

# 1540 ENDERLY RD

CHARLOTTE, NORTH CAROLINA 28208

AVAILABLE FOR SALE



**SITE**



## PROPERTY OVERVIEW

# AVAILABLE FOR SALE

Opportunity to purchase stand alone commercial structure in up-and-coming Enderly Park. The site is just feet from busy Freedom. The last use was as an auto garage but the B-2 zoning provides for many different uses. The lot is located in a designated Opportunity Zone.

## PROPERTY DETAILS

**Address** 1540 Enderly Rd. | Charlotte, NC 28208

**Use** Commercial

**Square Footage** +/- 8,000 SF

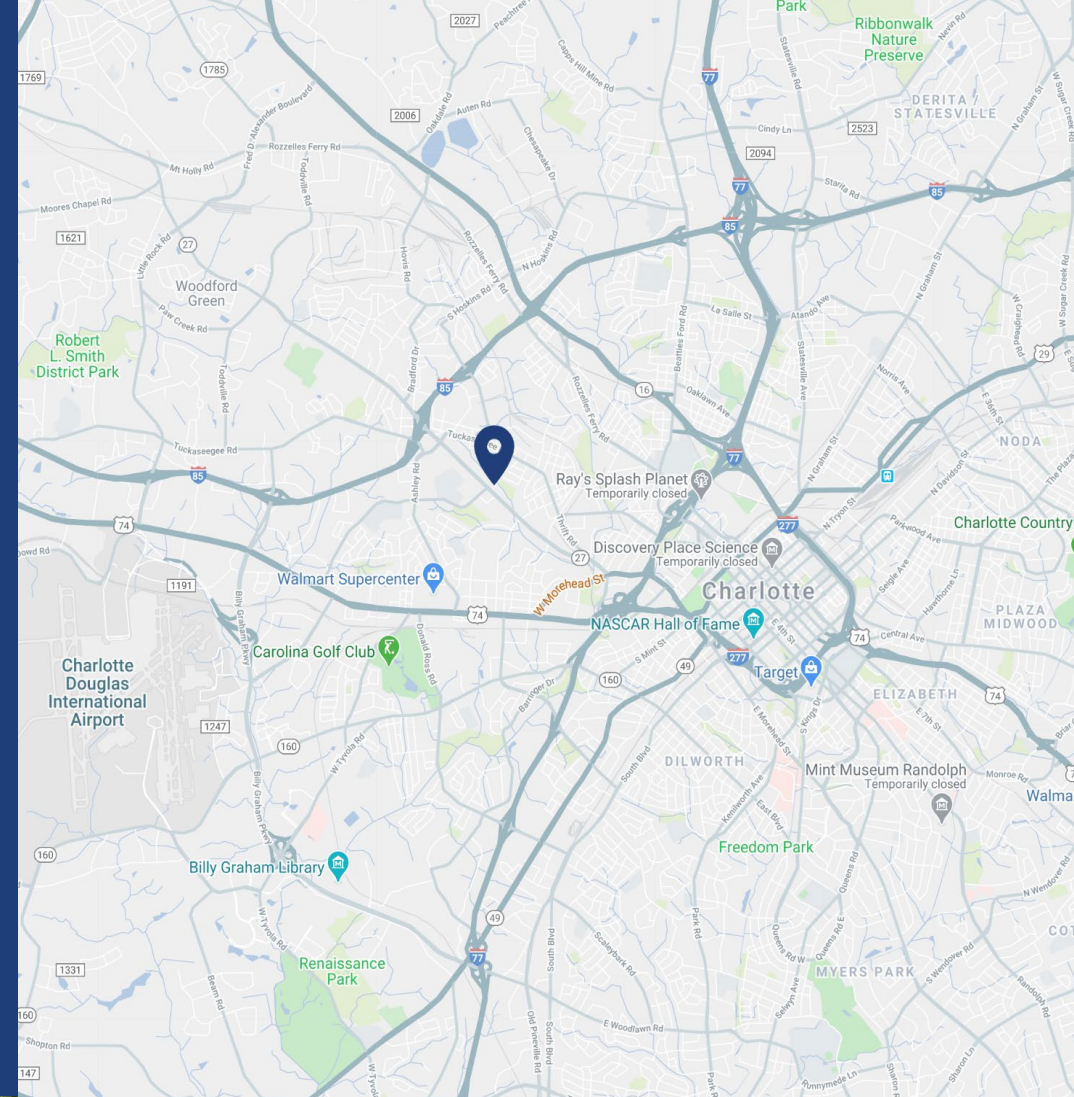
**Acres** +/- 1.1 AC

**Zoning** B-2

**Traffic Counts** Freedom Dr. | 31,500 VPD

**Sale Price** \$529,000

**Additional Notes** Located in westside Opportunity Zone



## DEMOGRAPHICS

| RADIUS                  | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| 2020 Population         | 8,280    | 90,708   | 201,550  |
| Avg. Household Income   | \$43,238 | \$80,628 | \$89,157 |
| Median Household Income | \$30,148 | \$49,982 | \$54,688 |
| Households              | 3,175    | 40,038   | 86,119   |
| Daytime Employees       | 4,070    | 94,041   | 203,882  |

# MARKET OVERVIEW



## CONTACT

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## THE NICHOLS COMPANY

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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.

