

8532/8512 WILKINSON BLVD

CHARLOTTE, NORTH CAROLINA 28214



4.09 ACRES
FOR SALE

WILKINSON BLVD

SAM WILSON RD

CONTACT FOR DETAILS

RUSTY GIBBS

(704) 373-9797

Rusty@TheNicholsCompany.com

Available Land for Sale

4.09 AC AT THE CORNER OF WILKINSON BLVD & SAM WILSON RD

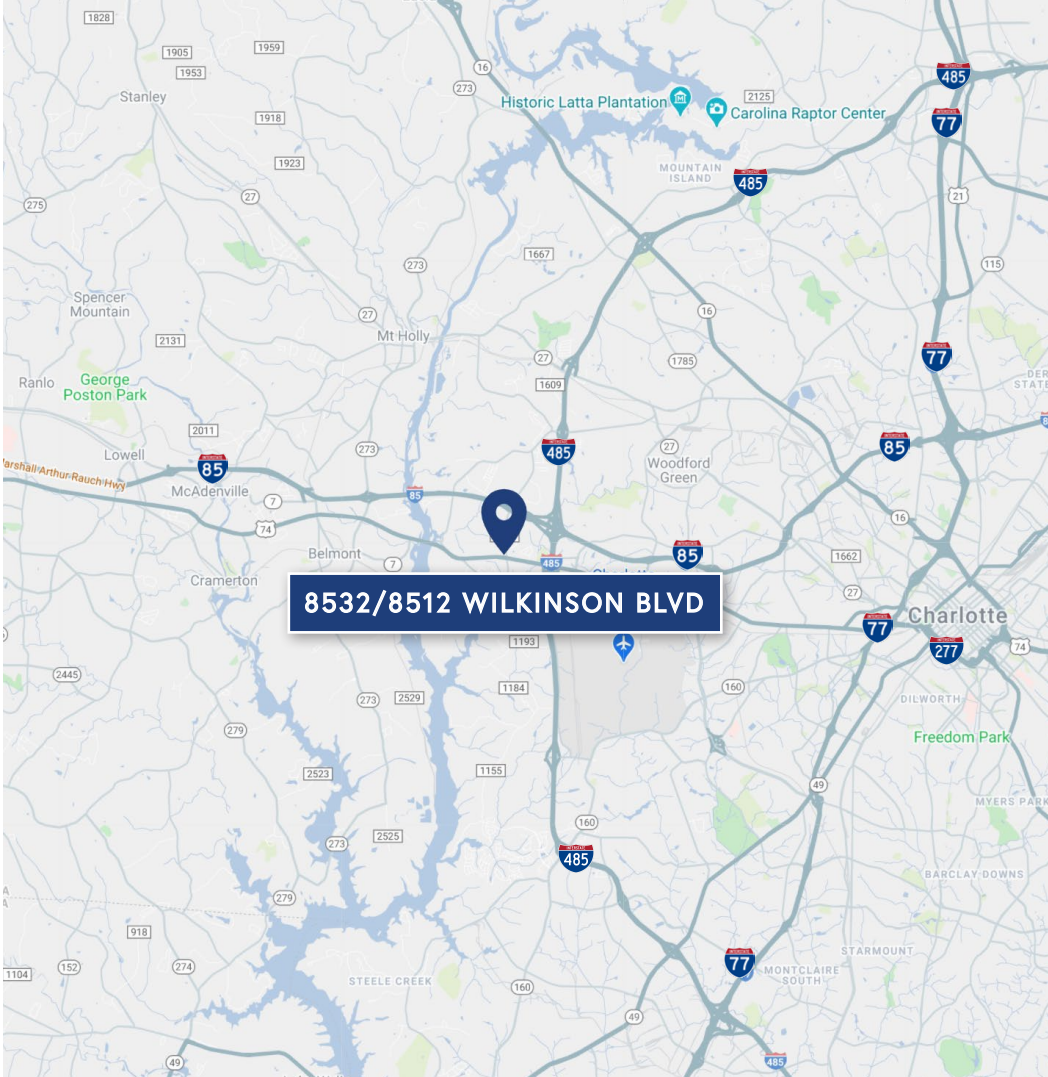
PROPERTY OVERVIEW

LAND FOR SALE

Opportunity to purchase 4.09 AC at the corner of Wilkinson Blvd and Sam Wilson Rd. The site is a short drive to Charlotte Douglas International Airport and experiences easy access to interstates, including I-85 and I-485. Lynx's future Silver Line will run through this area, making this a rare opportunity to develop 4+ Acres of land in Charlotte's west corridor.

PROPERTY DETAILS

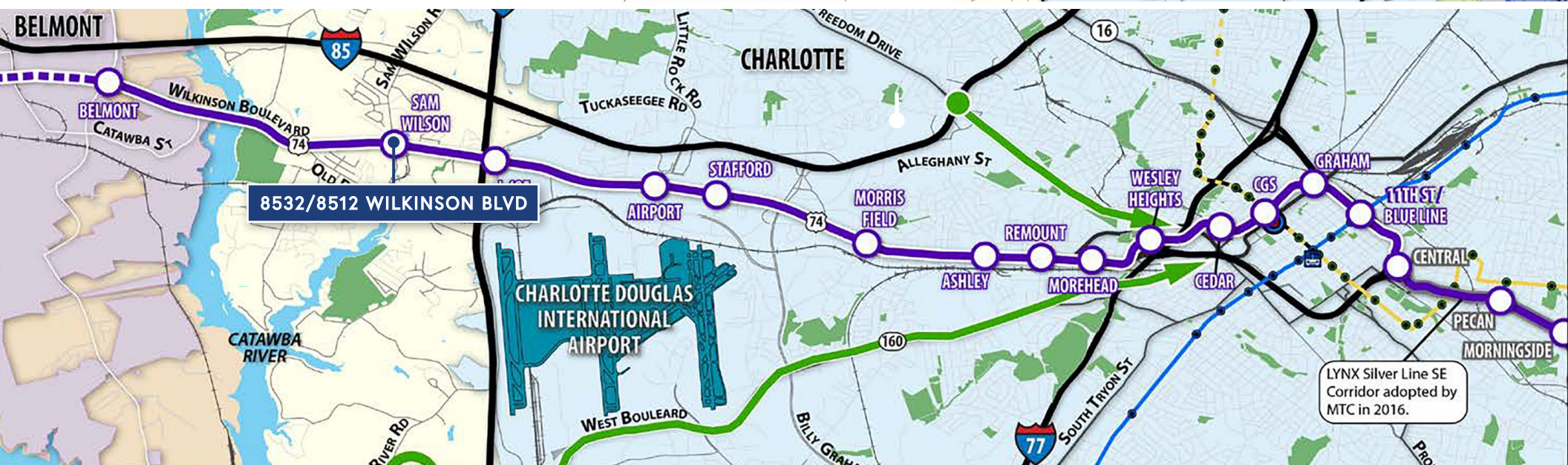
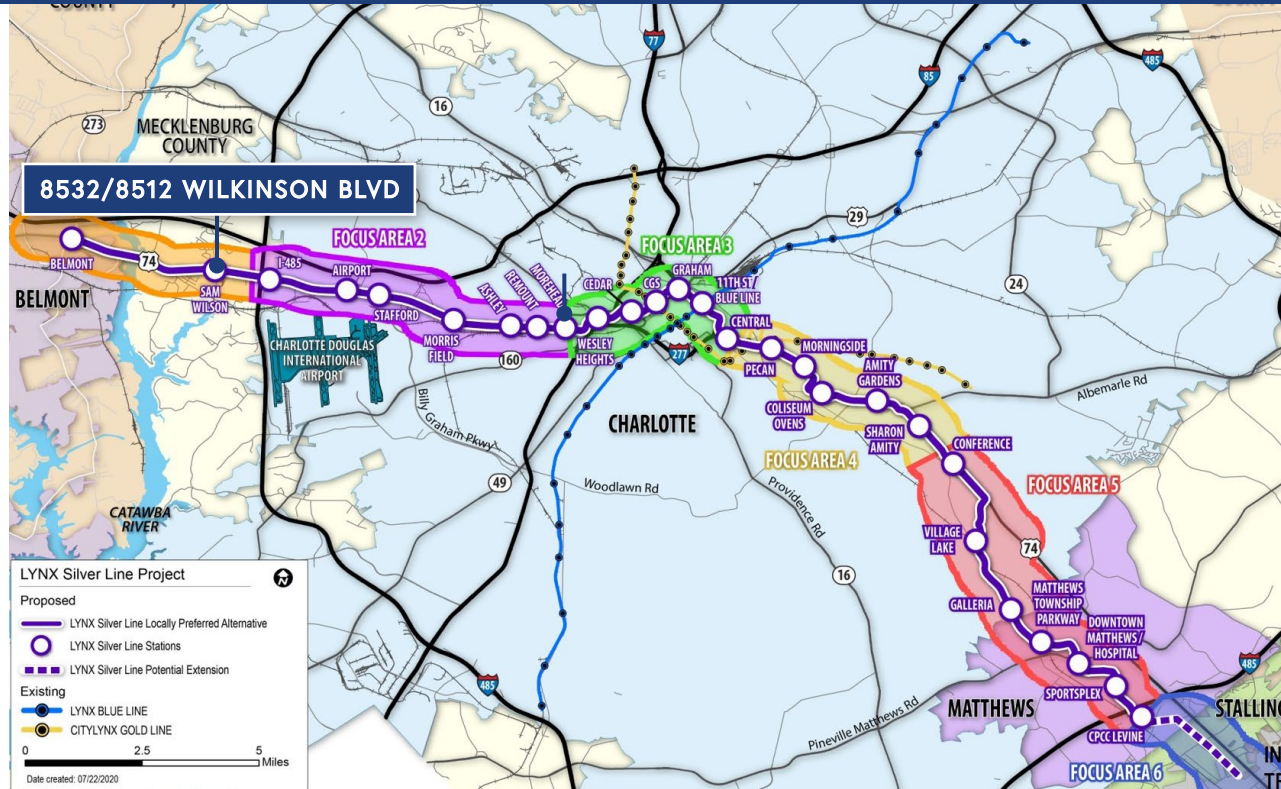
Address	8532/8512 Wilkinson Blvd Charlotte, NC 28214
Acreage	4.09 AC Available for Sale
Zoning	I-1
Traffic Counts	Wilkinson Blvd 26,500 VPD Sam Wilson Rd 8,400 VPD
Pricing	Call for Pricing
Additional Details	**Possibility to add additional 10 Acres Contact broker for details



DEMOGRAPHICS

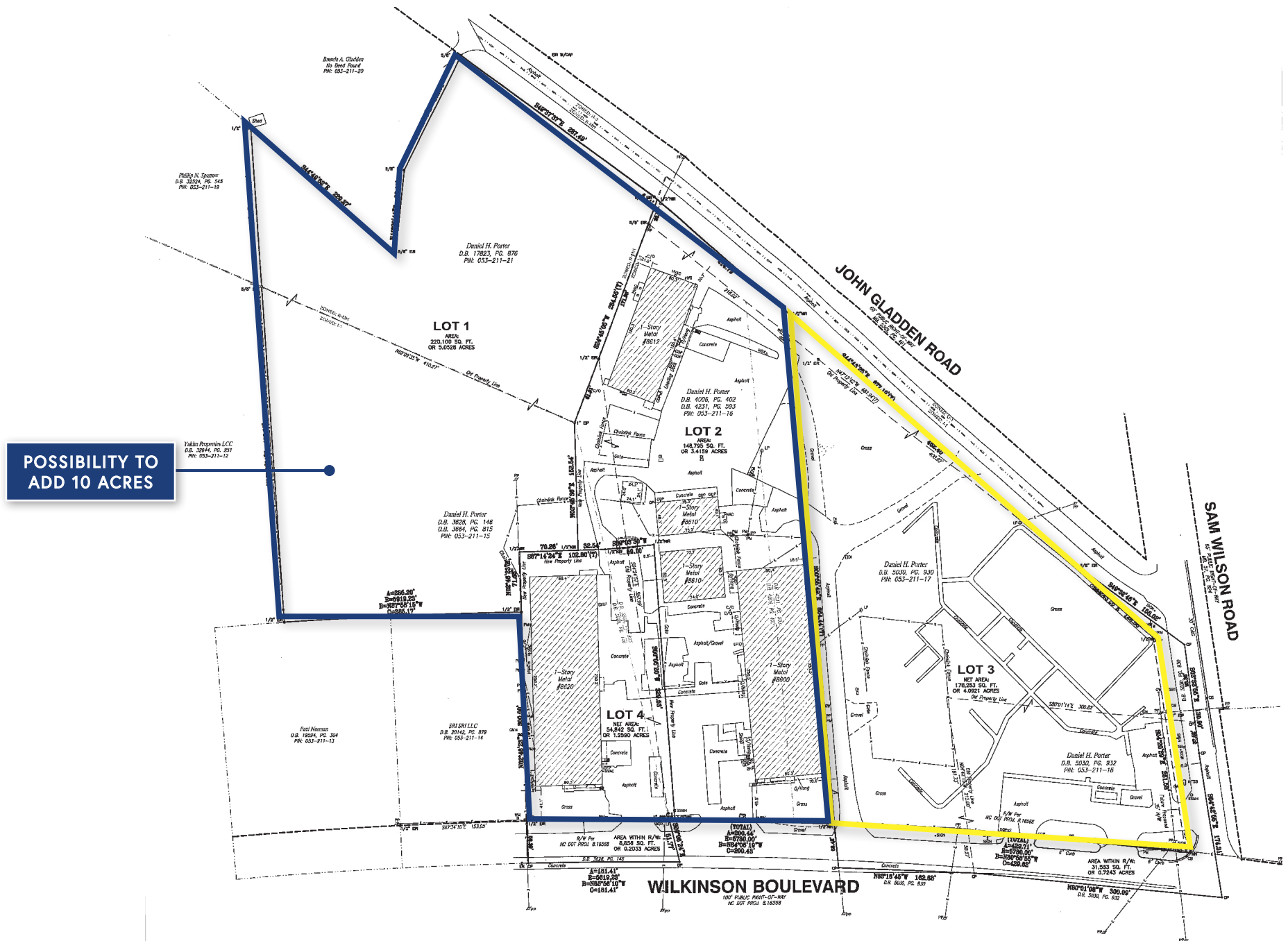
RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	2,230	23,190	86,013
Avg. Household Income	\$64,073	\$70,697	\$70,158
Median Household Income	\$44,581	\$54,412	\$53,580
Households	875	8,754	32,000
Daytime Employees	981	11,909	41,582

- Lynx Blue Line Light Rail
- CityLYNX Gold Line Streetcar
- Charlotte Douglas International Airport
- Charlotte Gateway District
- Bank of America Stadium
- CPCC Central and Levine campuses
- BB&T Ballpark
- Ovens Auditorium
- Bojangles Coliseum
- Novant Uptown and Matthews hospitals



MARKET OVERVIEW







amazon fulfillment

POSSIBILITY TO ADD
ADDITIONAL 10 ACRES

SITE

WILKINSON BLVD

8,400 VPD

26,500 VPD

SAM WILSON RD

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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.