

# 112 & 114 FRAZIER AVENUE

CHARLOTTE, NORTH CAROLINA 28216



133,000 VPD



**SITE**

**+/- 0.27 ACRES  
FOR SALE**

12,000 VPD

W. TRADE ST

FRAZIER AVENUE

CONTACT FOR DETAILS

MICHAEL SULLIVAN

(704) 373-9797

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*Adjacent Lots (2) For Sale*

+/- 0.27 AC REDEVELOPMENT OPPORTUNITY

## PROPERTY OVERVIEW

# ADJACENT LOTS (2) FOR SALE

Two adjacent lots located just off W. Trade Street and blocks from Uptown. Site is just feet from the CityLynx Gold Line Streetcar stop opening in May 2021 with an unbelievable view of the city skyline. R-22 Zoning and PED overlay makes for a great redevelopment opportunity.

## PROPERTY DETAILS

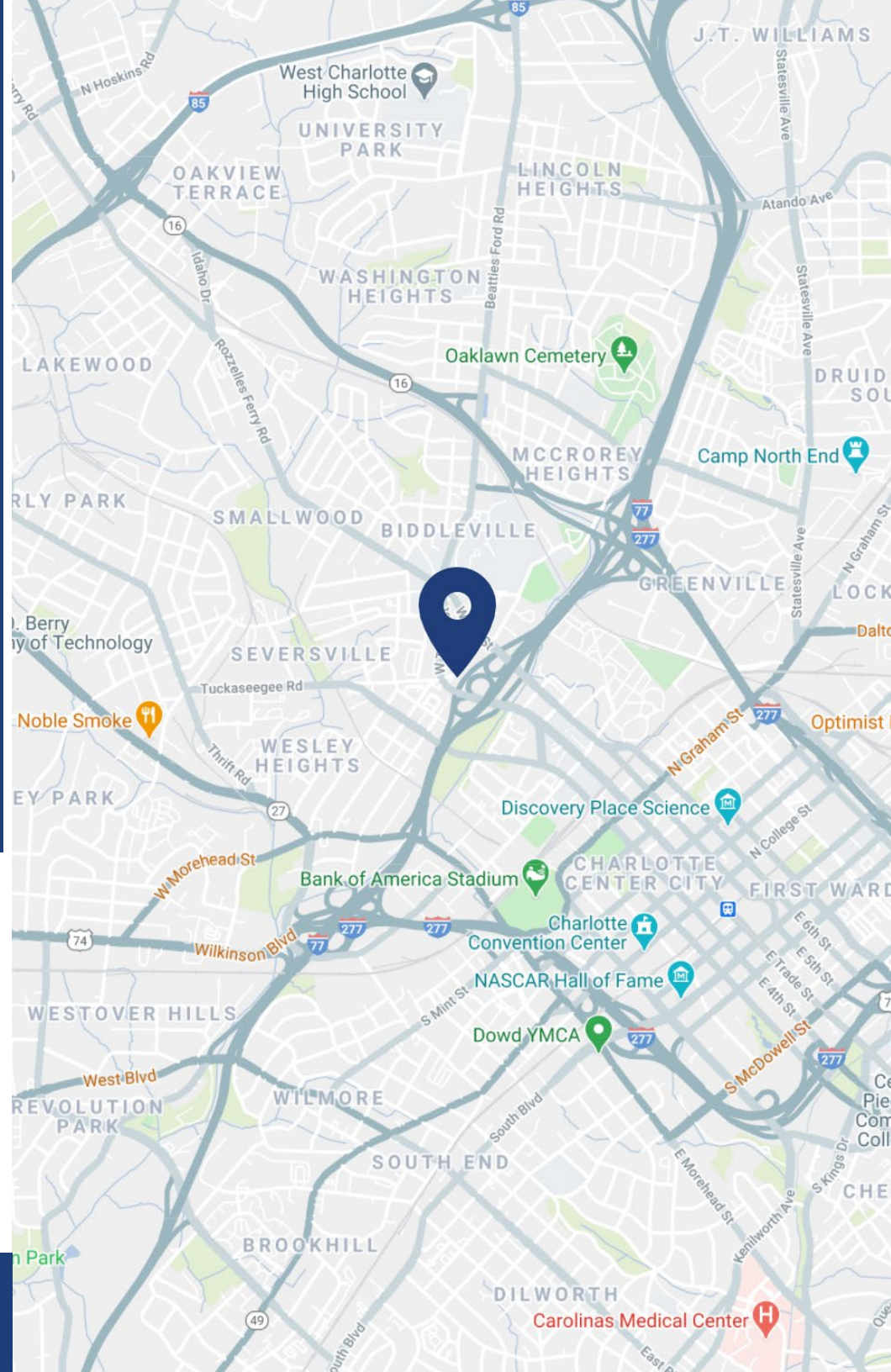
|                       |   |
|-----------------------|---|
| <b>Address</b>        | 112 & 114 Frazier Avenue   Charlotte, NC 28216            |
| <b>Acreage</b>        | +/- 0.27 AC Land Available for Sale                       |
| <b>Zoning</b>         | R-22 MF   |
| <b>Traffic Counts</b> | W. 5th Street   5,000 VPD<br>W. Trade Street   12,000 VPD |
| <b>Sale Price</b>     | \$749,000   |

## DEMOGRAPHICS

| RADIUS                         | 1 MILE    | 3 MILE   | 5 MILE   |
|--------------------------------|-----------|----------|----------|
| <b>2020 Population</b>         | 17,007    | 108,957  | 238,021  |
| <b>Avg. Household Income</b>   | \$110,404 | \$89,666 | \$89,916 |
| <b>Median Household Income</b> | \$76,411  | \$54,710 | \$53,481 |
| <b>Households</b>              | 7,877     | 50,184   | 101,906  |
| <b>Daytime Employees</b>       | 12,788    | 137,739  | 213,420  |



[CLICK HERE TO VIEW DRONE VIDEO](#)





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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.