



# 1730-1740 Salome Church Road

Charlotte, North Carolina 28262

+/- 3.0 AC



Under Construction

## Available for Sale

+/- 3.0 AC Land Available for Redevelopment

N. Tryon St

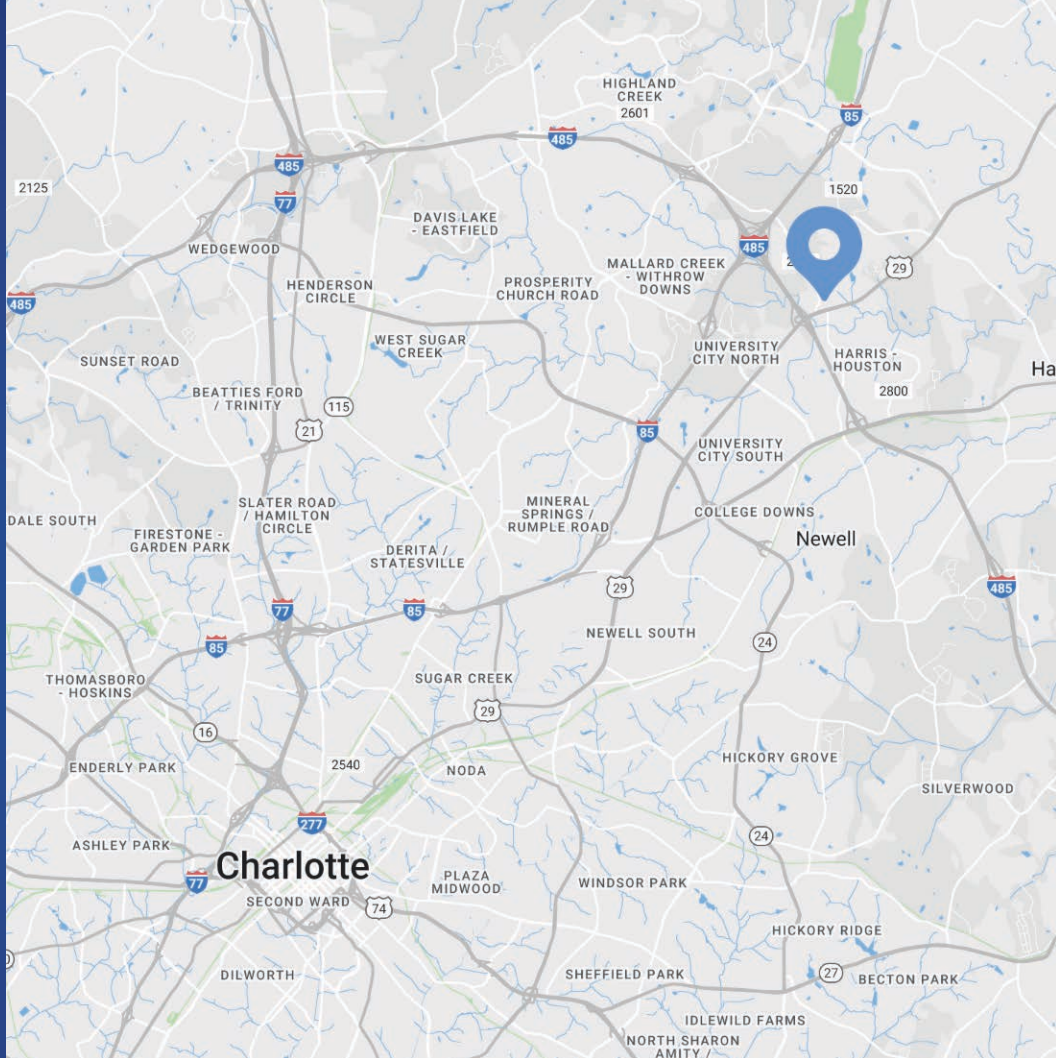
## Property Overview

# 1730-1740 Salome Church Road Available for Sale

Excellent +/- 3.0 AC purchase opportunity less than a 1/2 mile from I-485/N. Tryon St. interchange and PNC Music Pavilion. Close to multi-family and retail, the site offers various possibilities for redevelopment, including adult and childcare centers, educational facilities, community centers and religious centers.

## Property Details

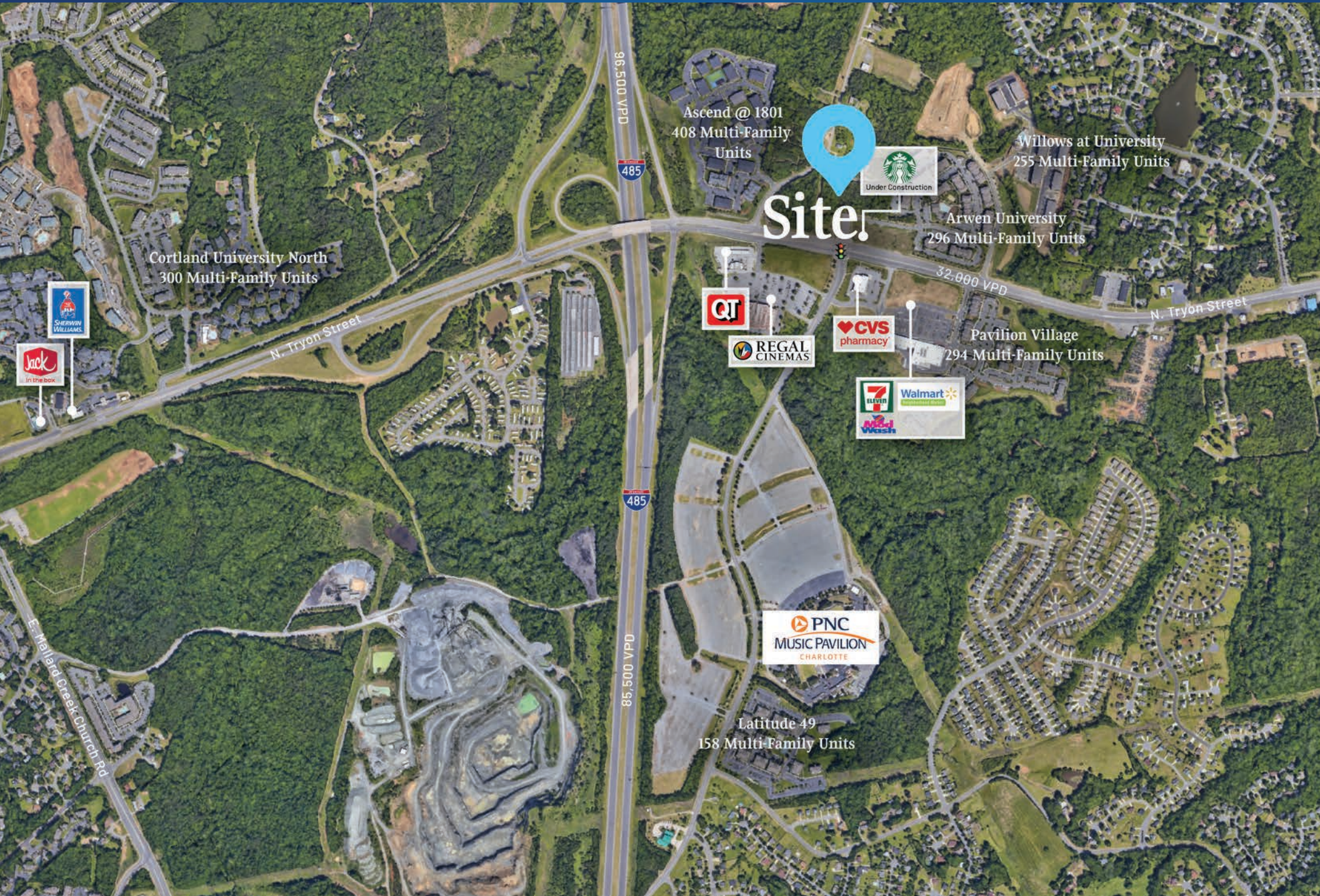
<b>Address</b>	1730-1740 Salome Church Rd.   Charlotte, NC 28262
<b>Availability</b>	+/- 3.0 AC Available for Sale
<b>County</b>	Mecklenburg County
<b>Zoning</b>	N1-A
<b>Traffic Counts</b>	N. Tryon Street   32,000 VPD Salome Church Rd.   4,400 VPD
<b>Additional Details</b>	Less than 1/2 mile from I-485/N. Tryon St. interchange and PNC Music Pavilion
<b>Sale Price</b>	Call for Pricing



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	8,749	70,146	189,144
<b>Avg. Household Income</b>	\$91,372	\$90,744	\$108,125
<b>Median Household Income</b>	\$64,650	\$66,475	\$80,187
<b>Households</b>	3,806	26,623	71,645
<b>Daytime Employees</b>	963	34,541	79,831

# Market Overview



# University City

Charlotte, NC

Home to the University of North Carolina at Charlotte and more than 20 regional offices for Fortune 500 companies, University City is a lively trade area. Despite its proximity to the Charlotte Center City, the university and its lively student culture have brought college-town spirit - not to mention fun pubs, dining hot spots and extensive retail - to the area. On football Saturdays, crowds dressed in green, white and gold pile into Jerry Richardson Stadium to cheer for the Charlotte 49ers. During the week, the neighborhood is all business. With more than 20 regional offices for Fortune 500 companies in this area, University Executive Park, University Research Park and Innovation Park employ thousands, and the completion of the LYNX Blue Line light rail extension makes access to Center City faster than ever.





Site



Under Construction



Contact for Details

**Rusty Gibbs**

(704) 373 - 9797

rusty@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.