

1730-1740 SALOME CHURCH RD

CHARLOTTE, NORTH CAROLINA 28262



+/- 3 ACRES

CONTACT FOR DETAILS
RUSTY GIBBS
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Available For Sale

+/- 3.0 AC LAND AVAILABLE FOR REDEVELOPMENT

PROPERTY OVERVIEW

LAND FOR SALE

Excellent +/- 3.0 AC purchase opportunity less than a 1/2 miles from I-485/N. Tryon St. interchange and PNC Music Pavilion. Close to multi-family and retail, the site offers various possibilities for redevelopment. Sellers will allow for a rezoning.

PROPERTY DETAILS

Address 1730 -1740 Salome Church Rd. | Charlotte, NC 28262

Availability +/- 3.0 AC

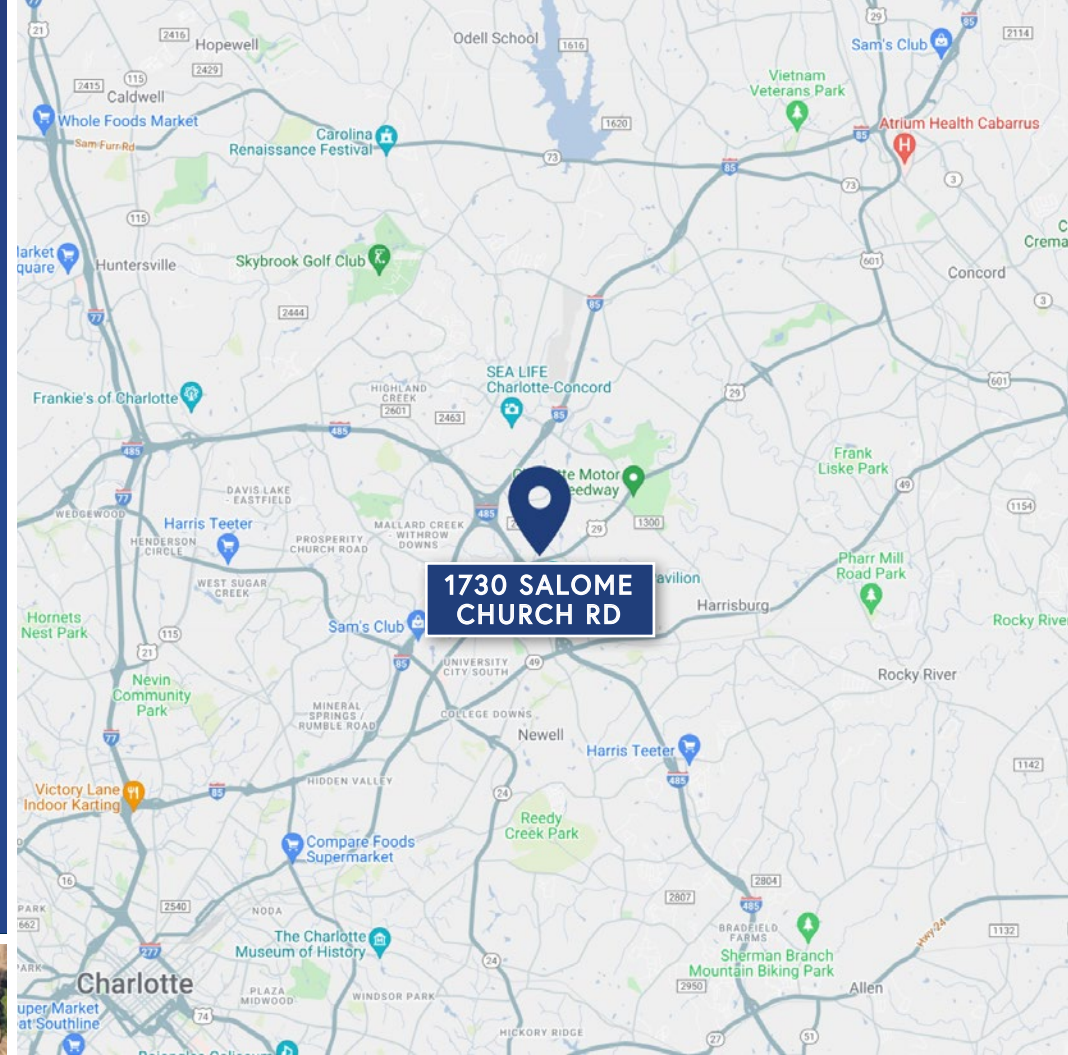
County Mecklenburg County

Zoning R-3

Pricing Call for Pricing

Traffic Counts N. Tryon Street - 32,000 VPD
Salome Church Rd. - 4,400 VPD

Additional Details Less than 1/2 mile from I-485/N. Tryon St. interchange and PNC Music Pavilion



DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2021 Population | 6,992 | 55,205 | 164,612 |
| Avg. Household Income | \$71,053 | \$70,447 | \$89,326 |
| Median Household Income | \$58,418 | \$55,693 | \$67,773 |
| Households | 2,681 | 21,265 | 62,300 |
| Daytime Employees | 776 | 28,583 | 69,251 |

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.





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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.