



2625-2629 Tuckasegee Rd.

FreeMoreWest | Charlotte, North Carolina 28208

2701
TUCKASEEGEE RD.

Available for Sale

+/- 0.448 AC with +/- 7,734 SF

Property Overview

2625-2629 Tuckaseegee Rd. Available for Sale

For sale opportunity in the growing FreeMoreWest neighborhood. This +/- 0.448 AC site consists of three separate buildings which total +/- 7,734 SF. Located on Tuckaseegee Rd, the property is near planned and under construction developments, including Lower Tuck, Station West, Switch Yard, and the anticipated 2701 Tuckaseegee development adjacent to the site. Zoned CG, this is a great opportunity for a broad range of uses.

Property Details

Address 2625-2629 Tuckaseegee Rd. | Charlotte, NC 28208

Acreage +/- 0.448 AC

Square Footage +/- 7,734 SF

Buildings Building A: +/- 1,104 SF
Building B: +/- 990 SF
Building C: +/- 4,650 SF

Capital Improvements Recent capital improvements include new roof, paved parking lot, exterior paint, and new windows

Parcel ID 06501122

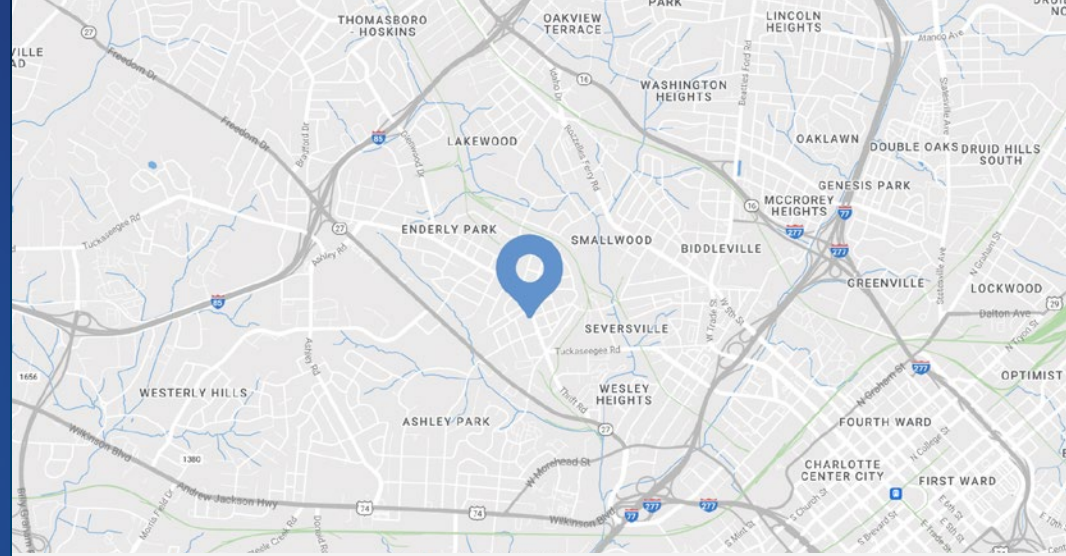
Zoning CG

Frontage 99 FT on Tuckaseegee Rd.

Parking On-Site parking

Traffic Counts Tuckaseegee Rd | 10,500 VPD

Sale Price \$1,500,000



A rich, dynamic history with a prospective future in FreeMoreWest Be a part of it.

- Walking Distance to Major Mixed-Use Developments
- Recent Capital Improvements
- Nearby Popular Restaurants and Breweries
- High Visibility

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	11,687 ¹	103,013	223,677
Avg. Household Income	\$105,391	\$112,833	\$121,061
Median Household Income	\$69,560	\$73,338	\$76,604
Households	5,443	51,503	104,618
Daytime Employees	7,209	117,444	214,495



Site Overview



Nearby Development



Creative Office +/- 92,000 SF



0.3 Mi from Site



Creative Office, Showroom & Retail +/- 400,000 SF



0.4 Mi from Site



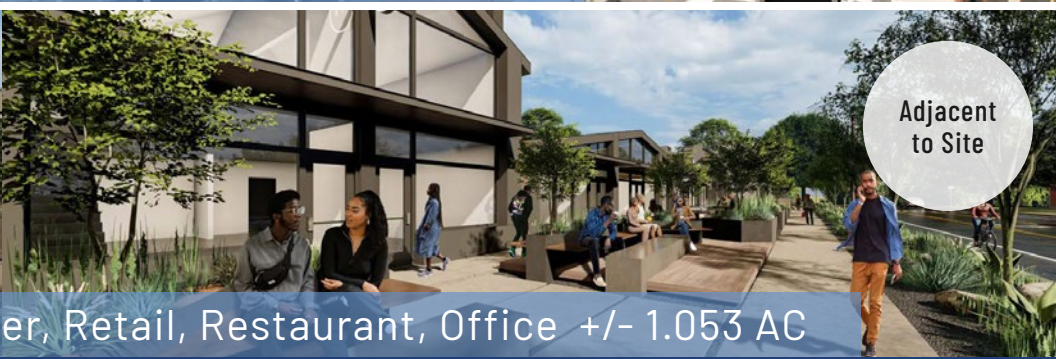
Office & Retail +/- 67,000 SF



0.4 Mi from Site



Neighborhood Services, Community Center, Retail, Restaurant, Office +/- 1.053 AC



Adjacent to Site



Contact for Details

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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.

