



# 2625-2629 Tuckaseegee 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 (Available for Lease)

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

**Parcel ID** 06501122

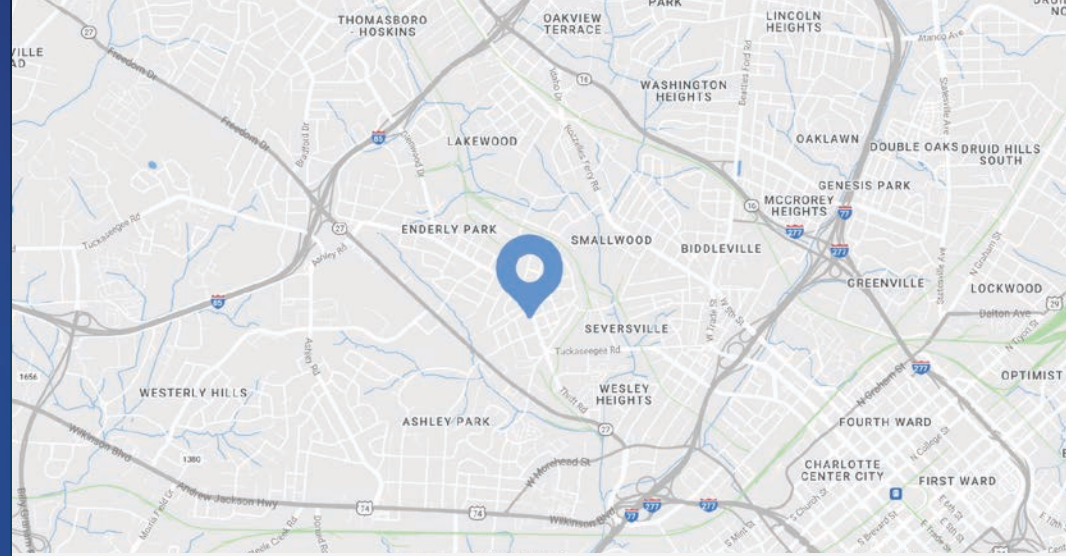
**Zoning** CG

**Frontage** 99 FT on Tuckaseegee Rd.

**Parking** On-Site parking

**Traffic Counts** Tuckaseegee Rd | 10,500 VPD

**Sale Price** \$1,300,000

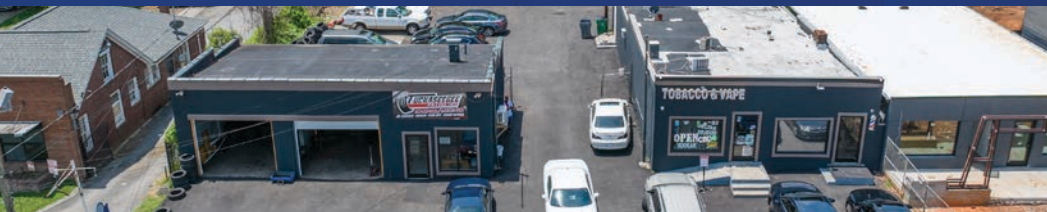


## A rich, dynamic history with a prospective future in FreeMoreWest Be a part of it.

- 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
<b>2023 Population</b>	11,370	101,798	220,225
<b>Avg. Household Income</b>	\$89,338	\$105,056	\$112,356
<b>Median Household Income</b>	\$59,266	\$66,260	\$68,828
<b>Households</b>	5,145	50,529	102,040
<b>Daytime Employees</b>	6,611	120,895	230,706



# 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



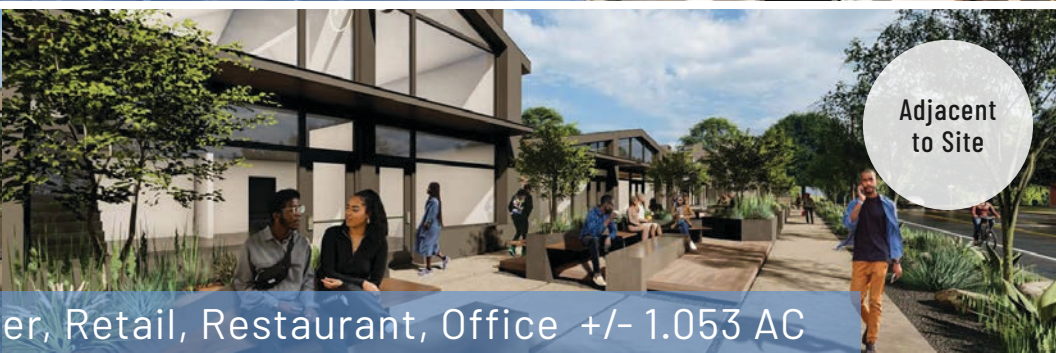
Office & Retail +/- 67,000 SF



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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### Website

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

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### Address

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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.

