



3405 Statesville Ave.

Charlotte, North Carolina 28206



Site

19,000 VPD

Statesville Ave

Available for Sale

+/- 0.539 AC Available

Property Overview

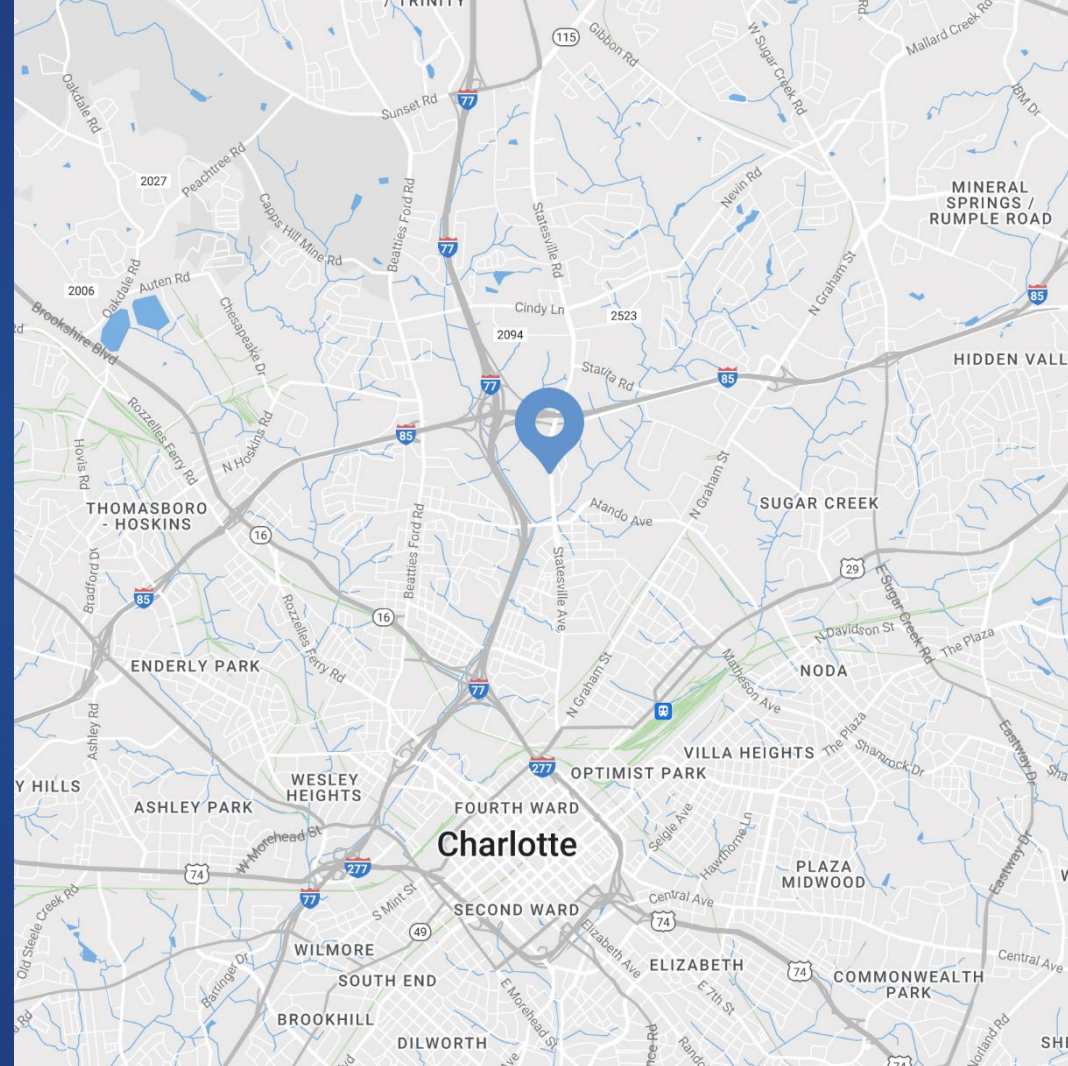
Land for Sale

+/- 0.539 AC Available

Over 1/2 Acre of land available for sale on Statesville Ave conveniently located near major interstates, only 1 mile from Camp North End, and 2 miles from Uptown. This site is an excellent opportunity in Charlotte's urban core.

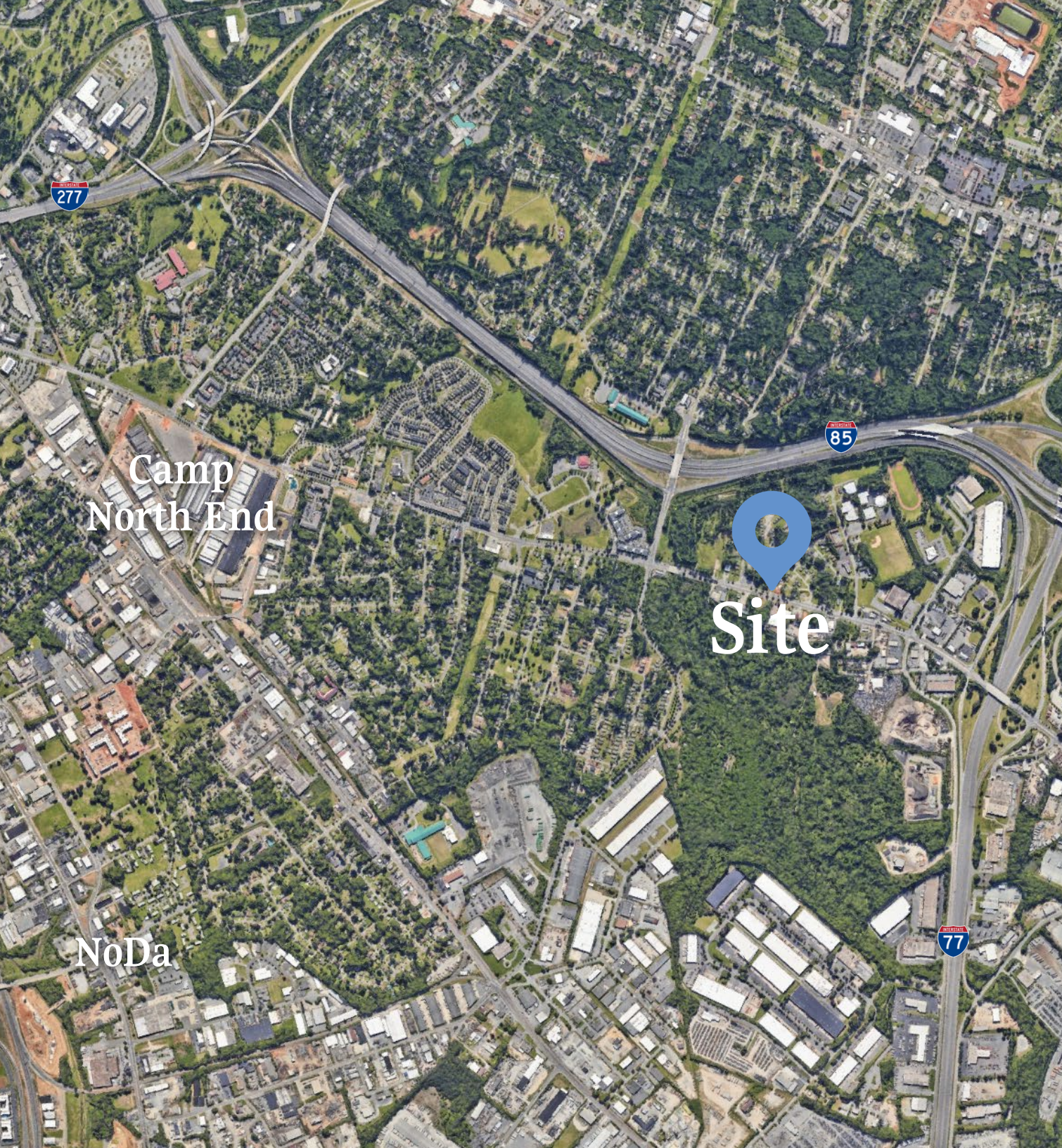
Property Details

Address	3405 Statesville Ave Charlotte, NC 28206
Availability	+/- 0.539 AC Available for Sale
Parcel IDs	07705213
Zoning	I-1
Traffic Counts	Statesville Ave. 19,000 VPD
Additional Details	Seller open to owner financing and/or land lease
Sale Price	\$499,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	5,554	84,788	249,929
Avg. Household Income	\$47,022	\$76,961	\$82,256
Median Household Income	\$29,358	\$49,671	\$54,280
Households	2,143	35,371	103,358
Daytime Employees	4,351	75,859	201,246



Contact for Details

Rusty Gibbs
(704) 373 - 9797
rusty@thenicholscompany.com

Camp
North End

Site

NoDa



Website
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.