



Crown Point Plaza

2412 Sardis Rd N | Charlotte, NC 28227



Available for Lease

+/- 12,000 SF Retail

Property Overview

Crown Point Plaza Available for Lease

Crown Point Plaza is within immediate proximity to Hwy 74 and 3.5 miles from I-485, allowing for ease of access to a regional population. The center is highly visible along Hwy 74 with multiple access points including direct signalized access. The site is a +/- 12,000 SF retail cold shell with 1 dock door. The space is divisible and can be split into up to two +/- 6,000 SF spaces.

Property Details

Address 2412 Sardis Rd N | Charlotte, NC 28227

Availability +/- 12,000 SF Available for Lease
Space is divisible up to +/- 6,000 SF

Acreage +/- 13.0 AC

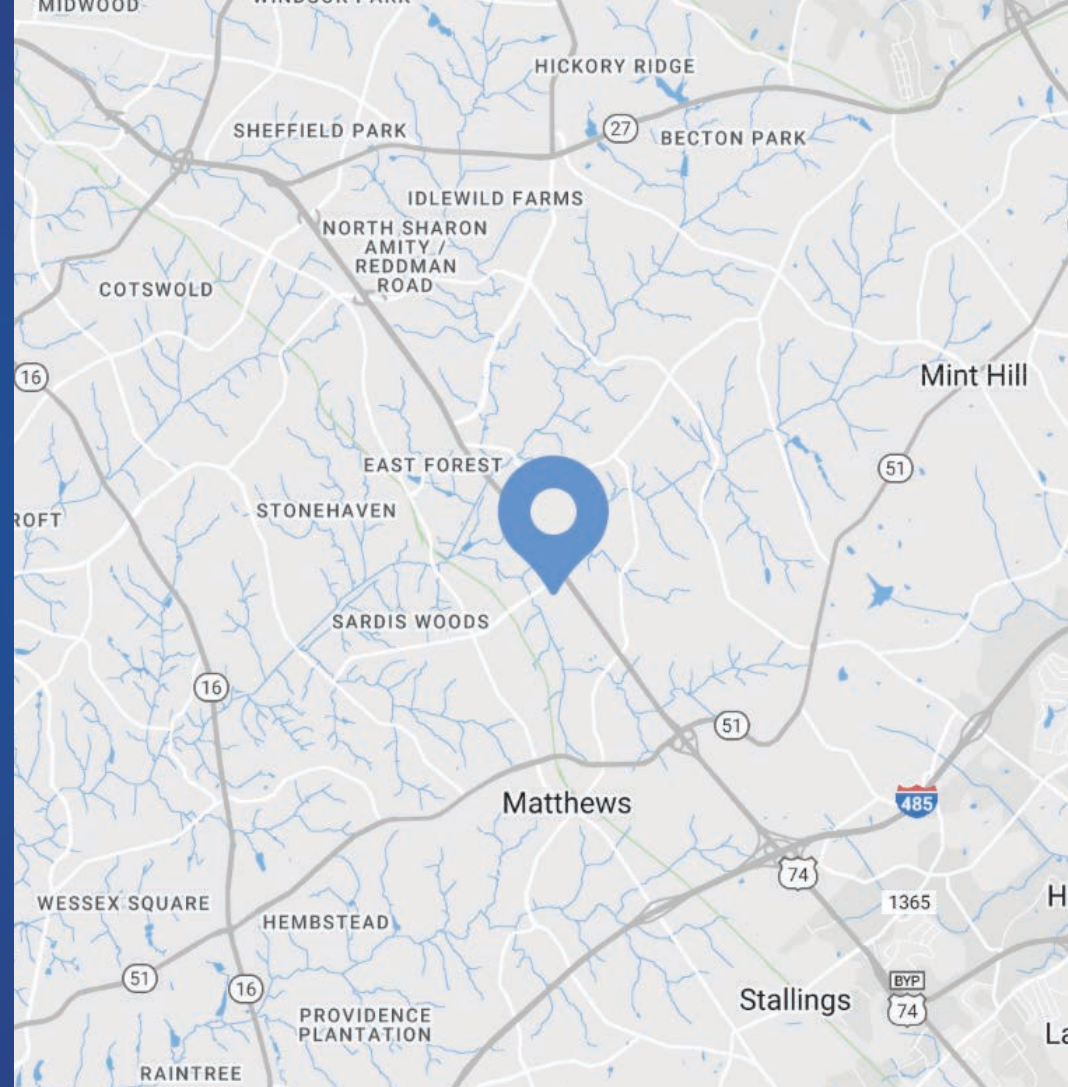
Use Retail/Warehouse

Parcel 19311101

Zoning Conditional

Parking Ample Parking

Traffic Counts Sardis Rd N | 14,000 VPD
Hwy 74 | 51,500 VPD



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	5,228	71,991	204,212
Avg. Household Income	\$79,693	\$104,094	\$118,873
Median Household Income	\$57,353	\$74,214	\$78,506
Households	2,362	29,216	79,714
Daytime Employees	9,201	34,614	70,574

Market Overview



Matthews

North Carolina

Matthews, situated between Charlotte and Union County, is an ideal business location with a mix of city amenities and small-town charm. Matthews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. Recognized for safety and family appeal, it consistently ranks among the best places to live. Recently an influx of retailers have moved into the neighborhood including: Mac's Speed Shop, Temple Mojo Growler Shop, Artful Gourmet Burgers, Umani Sushi, Seaboard Brewing, Jekyll and Hyde Brewpub. With its affordability compared to other Charlotte submarkets, is becoming a smart choice for businesses, set to evolve further with additions like Ames Station in Downtown





3.4 Miles
→



E. Independence Blvd

Fairfield
INN & SUITES
Marriott

chili's

51,500 VPD

74

14,000 VPD

Burlington

NORTHERN
TOOL + EQUIPMENT

Sardis Rd N

VCF
VALUE CITY
FURNITURE

BIG AIR
Trampoline Park

Site

OLD TIME Pottery



South End

Uptown

Plaza Midwood

VCF VALUE CITY FURNITURE

Site

OLD TIME Pottery

NORTHERN TOOL + EQUIPMENT

Burlington

Sardis Rd N

14,000 VPD

E. Independence Blvd

51,500 VPD

74

Space is divisible
up to +/- 6,000 SF

Suite A
+/- 6,000 SF

Suite B
+/- 6,000 SF





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.