



7615 Nations Ford Rd.

Charlotte, NC 28217



Available for Sale

+/- 4,200 SF 2nd Generation Restaurant & Mobil Gas | 1.203 AC

Property Overview

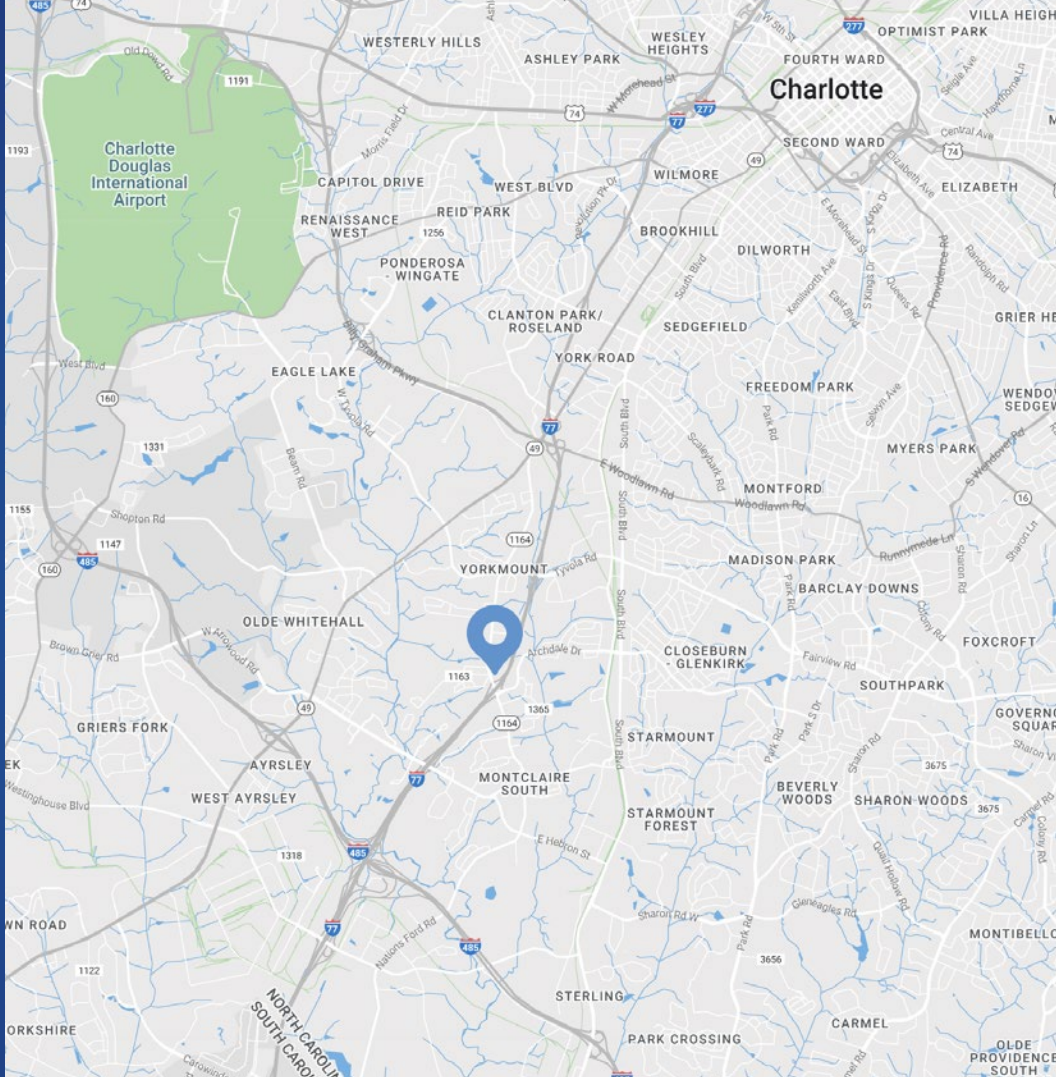
7615 Nations Ford Rd.

Available for Sale

+/- 4,200 SF on 1.203 AC available for sale in Charlotte, NC. The building available is a 2nd generation restaurant with existing drive-thru, currently operating as a Burger King. The Mobil Gas station's lease will transfer with the property, earning \$3,500 per month in rent. The property is directly off Exit 4 on I-77 and near large retail centers on South Blvd. and Tyvola Rd.

Property Details

Address	7615 Nations Ford Rd. Charlotte, NC 28217
Availability	+/- 2,700 SF 2nd Generation Restaurant +/- 1,500 SF Mobil Gas Station +/- 4,200 SF Total on 1.203 AC
Parking	Ample parking
Zoning	B-1
Net Operating Income	\$3,500 Monthly
Sale Price	Call for Pricing
Access	Conveniently located off Exit 4 on Hwy 77 (located on Hwy Exit sign)
Tenant	Mobil Gas Station Lease will transfer to new owner
Traffic Counts	I-77 150,000 VPD Nations Ford Rd. 15,000 VPD



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	13,231	78,552	193,306
Avg. Household Income	\$71,073	\$94,512	\$125,929
Median Household Income	\$55,627	\$68,037	\$80,626
Households	4,720	34,788	85,942
Daytime Employees	5,434	78,071	201,304



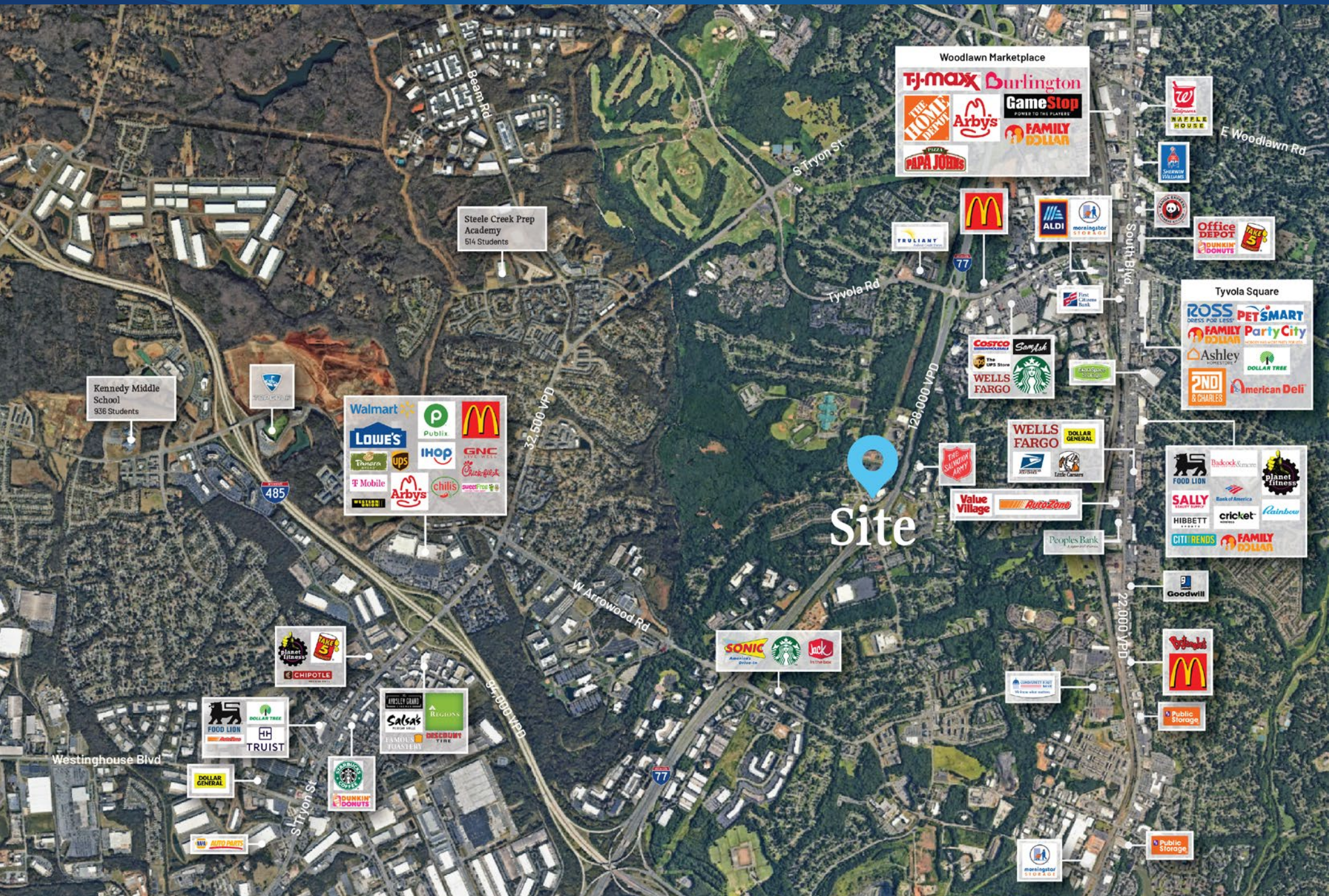
 [Drone Video](#)



Mobil

2,700 SF
2nd-Generation Restaurant
with Drive-Thru

+/- 1.203 AC





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.