



3728 Rozzelles Ferry Rd

Charlotte, North Carolina 28216



Billboard Available
to Lease

Available for Lease

+/- 2,500 SF Industrial/Retail near I-85

Property Overview

3728 Rozzelles Ferry Rd Available for Lease

Fantastic opportunity to lease +/- 2,500 SF building near I-85 in Charlotte. With +/- 0.30 AC for private parking, equipment storage or public parking. Billboard on property can be added to the lease. Within immediate proximity to I-85 and 2 miles from I-77, allowing for accessibility to the regional area.

Property Details

Address 3728 Rozzelles Ferry Rd | Charlotte, NC 28216

Availability +/- 2,500 SF Available for Lease

Acreage +/- 0.30 AC

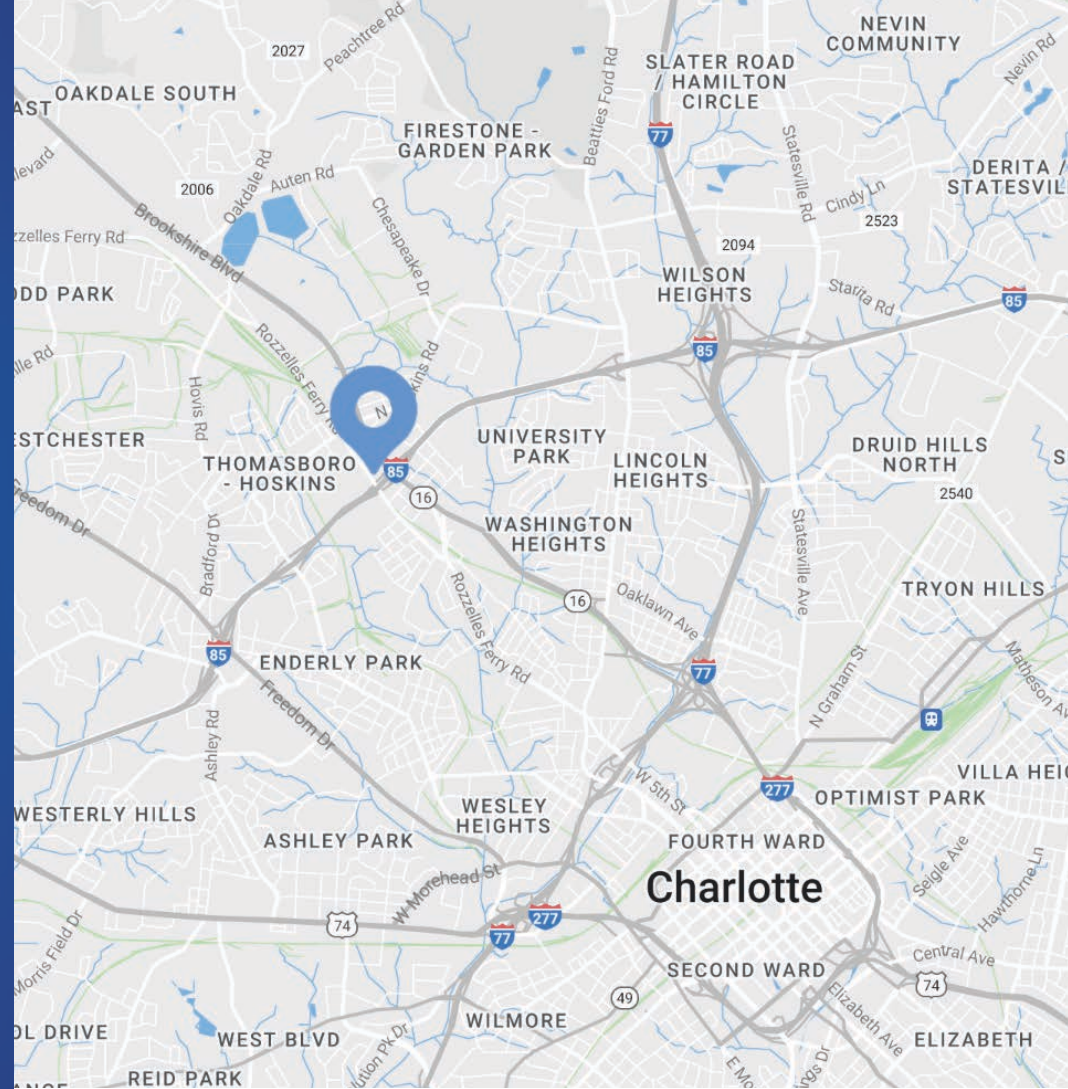
Use Industrial/Retail

Zoning GC (General Commercial)

Parking Ample Parking

Traffic Counts Rozzelles Ferry Rd | 8,600 VPD
I-85 | 100,000 VPD

Lease Rate Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	7,659	73,393	205,858
Avg. Household Income	\$52,370	\$82,667	\$98,438
Median Household Income	\$36,795	\$52,503	\$63,283
Households	2,914	30,367	91,687
Daytime Employees	3,079	39,265	199,743



Thomasboro
Hoskins

Site

Washington Heights

Lakewood

West Charlotte
High School
1,453 Students

University Park
Creative Arts School
339 Students

Northwest School
of the Arts
1,039 Students

Logos for: CVS pharmacy, Food Lion, Bank of America, Boost Mobile, Metro, Chase, American Deli, TD Bank, Family Dollar.

100,000 VPD

8,600 VPD

59,000 VPD

15,000 VPD

U-HAUL

Logos for: Jack in the Box, Starbucks

Burger King logo

Dunkin' Donuts logo

Burger King logo

McDonald's logo

U-HAUL

U-HAUL

CAROLINA
FITNESS

OC FIT

Southeastern View of Site



NoDa

Uptown

South End

Brookshire Blvd

100,000 VPD

8,600 VPD

85

Rozzelles Ferry Rd

Site



Rozzelles Ferry Rd

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.