



# 13211 General Drive

Charlotte, North Carolina 28273



## Available for Lease

+/- 0.57 AC Land in Charlotte

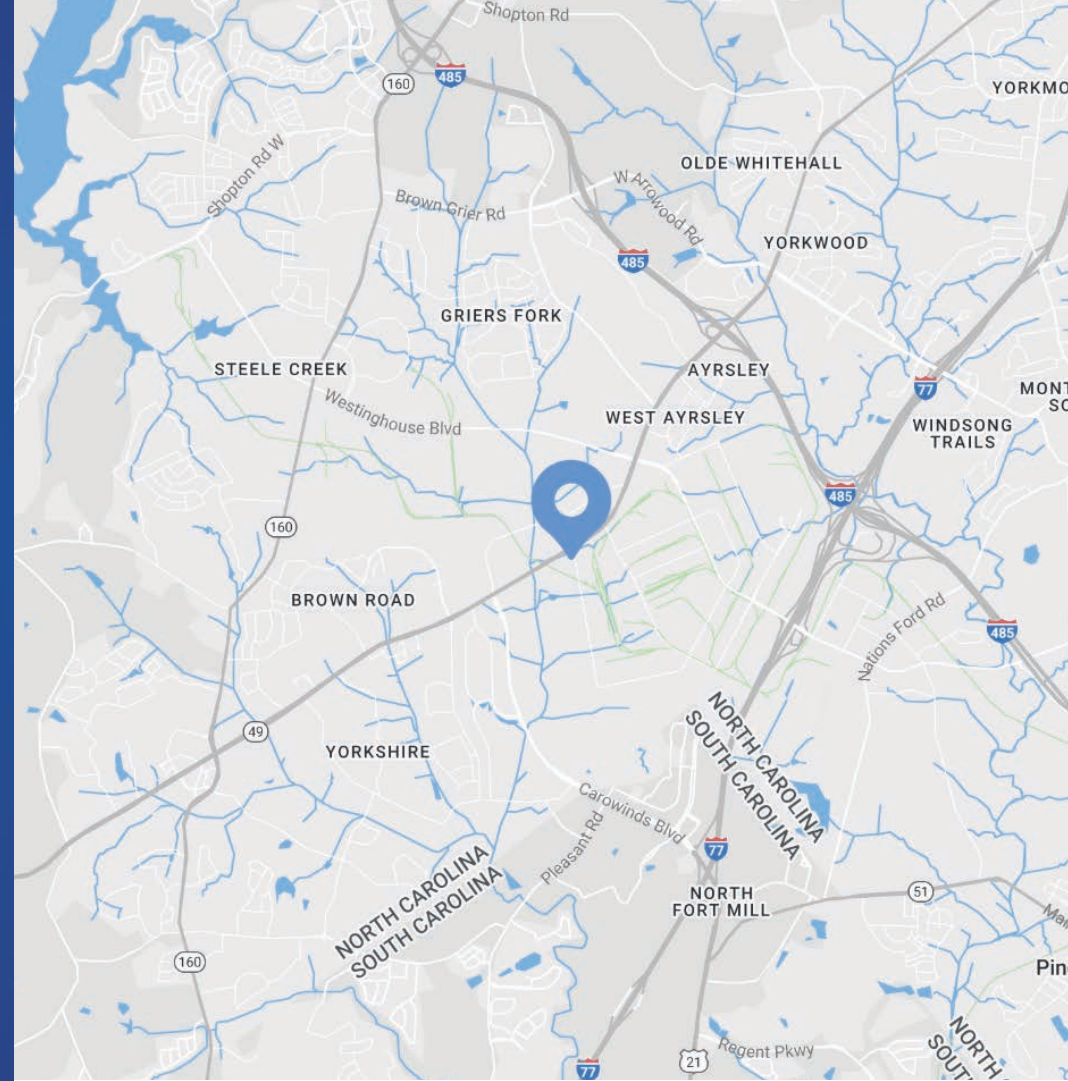
## Property Overview

# 13211 General Drive Available for Lease

Well-positioned flat lot located just feet from the intersection of busy South Tryon Street (Hwy 49) in southwest Charlotte. The parcel is zoned ML-2 (formerly I-2), allowing for numerous uses, including parking. The site is within blocks of Carowinds and Westinghouse Blvd and just minutes from I-485.

## Property Details

<b>Address</b>	13211 General Dr.   Charlotte, NC, 28273
<b>Availability</b>	+/- 0.57 AC Available for Lease
<b>Use</b>	Land
<b>Parcel</b>	20316208
<b>Zoning</b>	ML-2 (Previously I-2)
<b>Traffic Counts</b>	S. Tryon St   38,000 VPD
<b>Lease Rate</b>	\$3,600/Month



## Demographics

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2024 Population</b>	1,592	55,269	158,760
<b>Avg. Household Income</b>	\$95,659	\$107,308	\$115,438
<b>Median Household Income</b>	\$77,140	\$83,379	\$86,560
<b>Households</b>	784	22,227	63,507
<b>Daytime Employees</b>	8,201	55,732	111,765

# Market Overview





Contact for Details

**Michael Sullivan**

(704) 373-9797

msullivan@thenicholscompany.com



**Website**

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