

716 MARSH ROAD

Charlotte, NC 28209

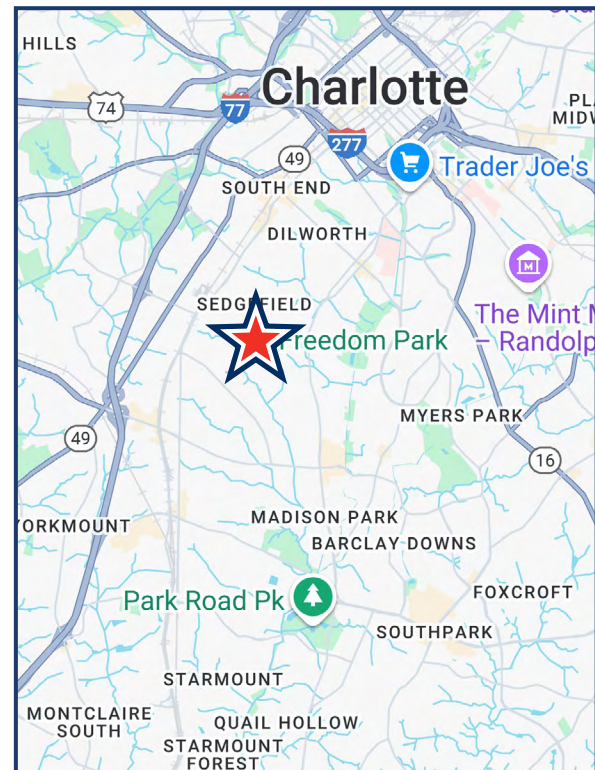
FOR SALE



INFILL REDEVELOPMENT OPPORTUNITY / CHILDCARE FACILITY

Highlights

- +/- 9,000 SF Building on +/- 3.159 Acres Available
- Tax Parcel: 149-223-99 (Mecklenburg County)
- Highly desirable location on Marsh Rd. between South Blvd. and Park Rd., less than 1 mile to South End and New Bern light rail station.
- Zoned: R-12 MF(CD) - Special Use (Childcare)
- Water service is in the Marsh Rd ROW in front of the property. Sanitary sewer service is in the Marsh Rd. ROW northwest of the property. The building on the property is connected to a sanitary sewer system also serving the adjoining Hunters Run Condominiums.
- Sold "as-is where is" .
- Sold subject to rezoning for alternate use if required.
- Contact Listing Agent for access to property.
- Please call for pricing information.



Charlie Baker

704.393.8100

cbaker@chathampropertiesinc.com

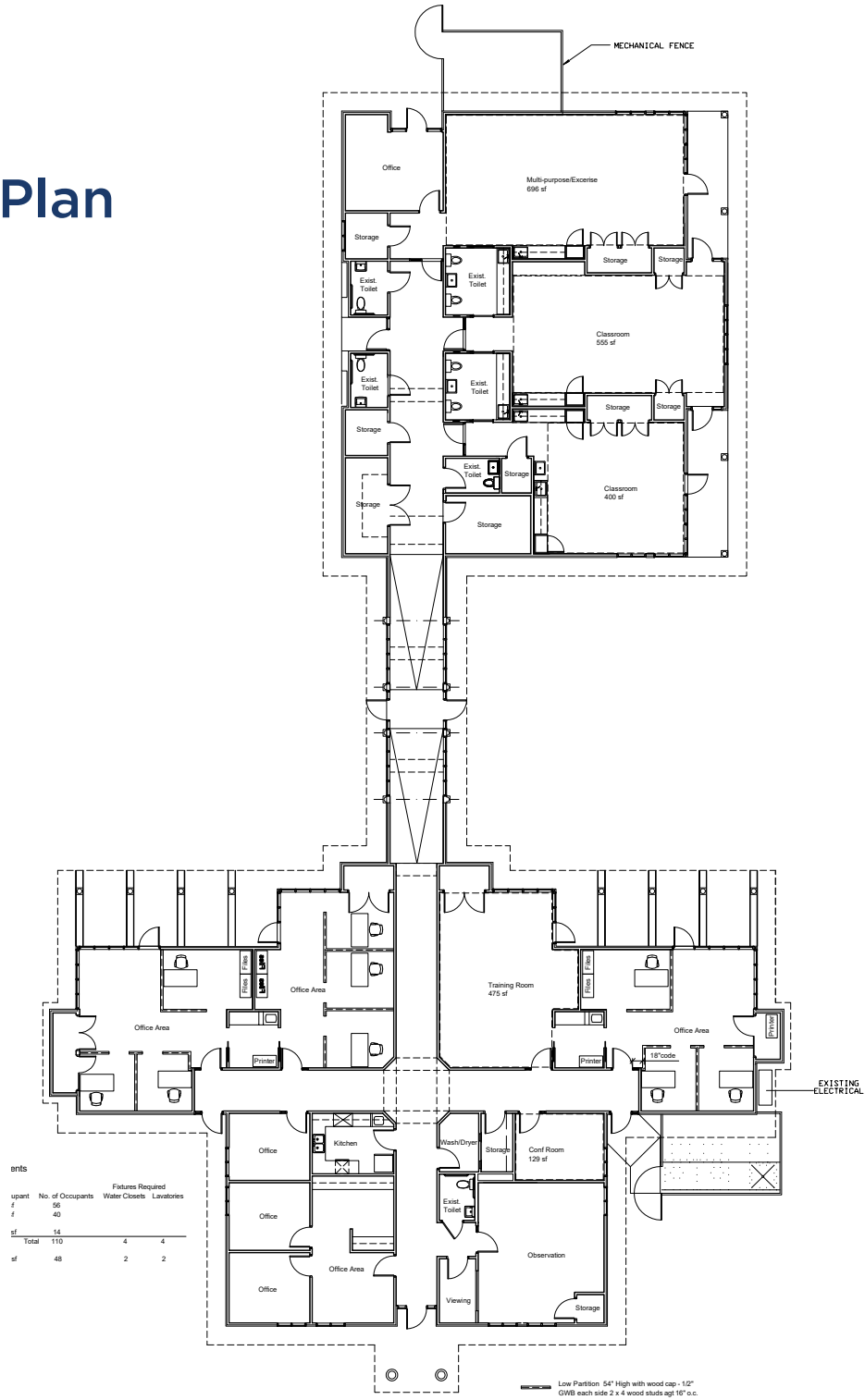
CHATHAM
PROPERTIES, INC.
COMMERCIAL REAL ESTATE SERVICES

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Floor Plan



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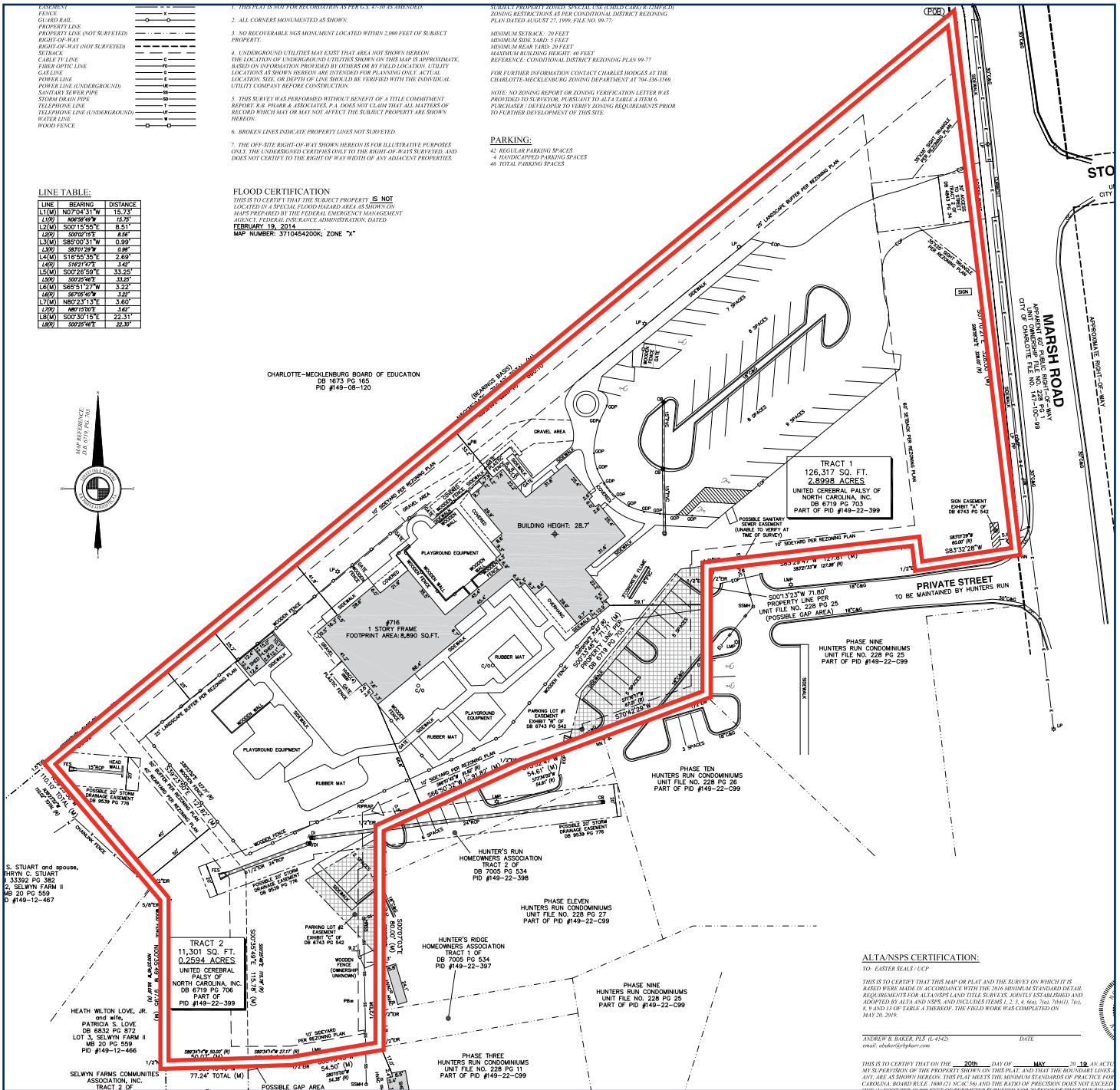
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Site Survey



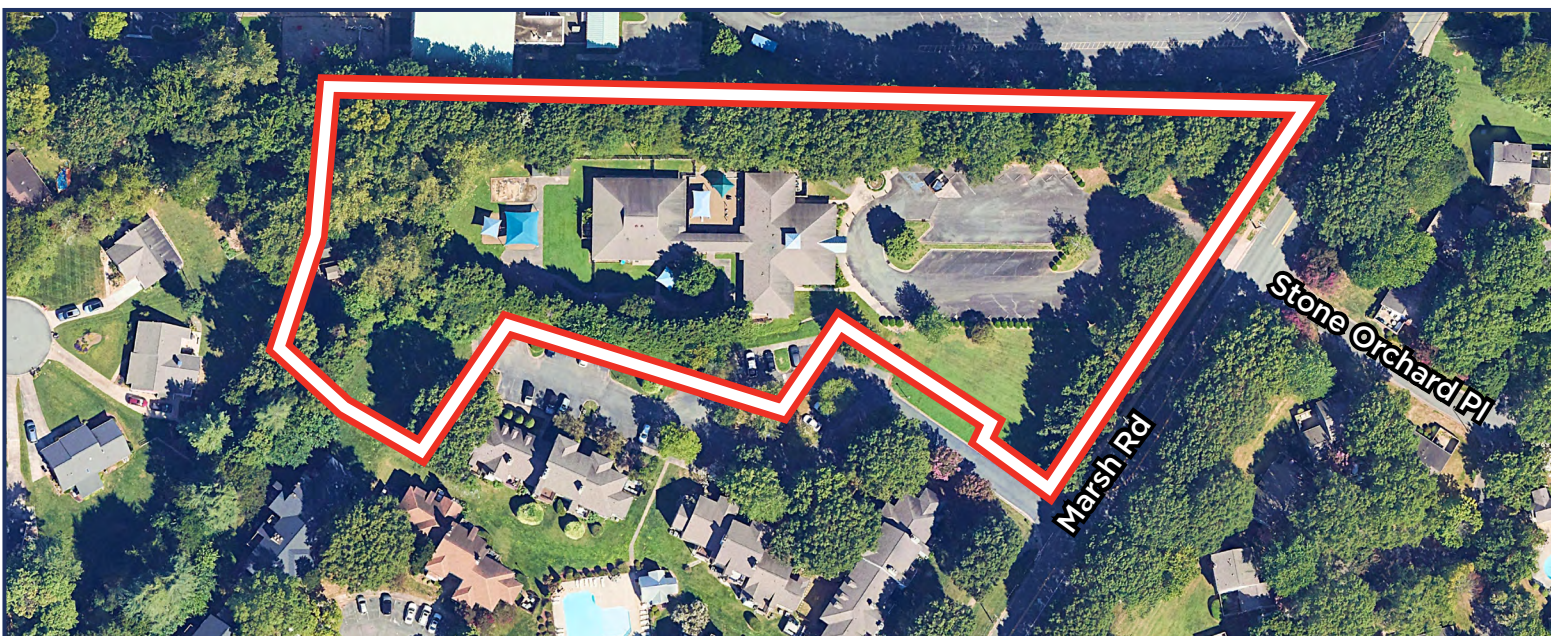
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Every effort has been made to provide accurate information but no liability is assumed for errors and omissions. Offering is subject to prior sale, lease or withdrawal without notice.

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FOR SALE

Demographics (10 Mile Radius From Site)

CITY, STATE

Charlotte, NC

POPULATION

46,589

AVG. HHSIZE

2.09

MEDIAN HH INCOME

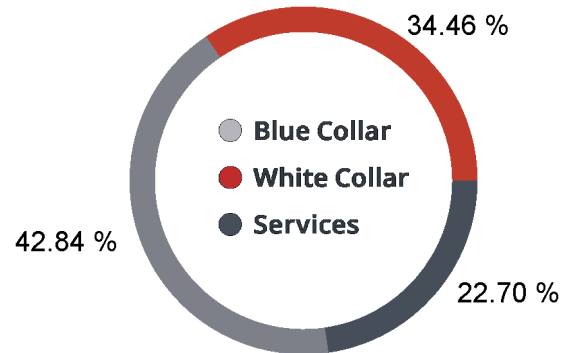
\$67,640

HOME OWNERSHIP

Renters: **10,593**

Owners: **11,276**

EMPLOYMENT



53.68 %
Employed

1.91 %
Unemployed

EDUCATION

High School Grad: **16.70 %**

Some College: **17.03 %**

Associates: **4.29 %**

Bachelors: **49.30 %**

 **Catylist Research**

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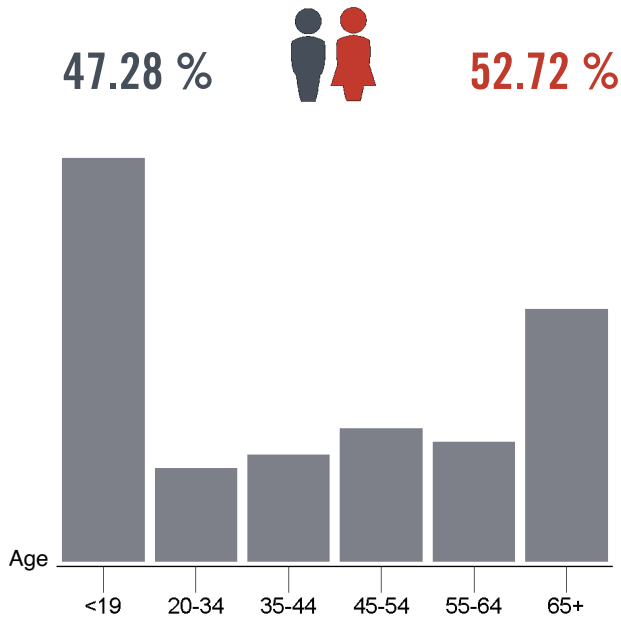
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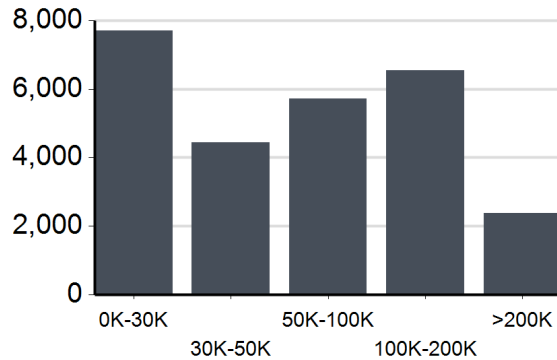
GENDER & AGE



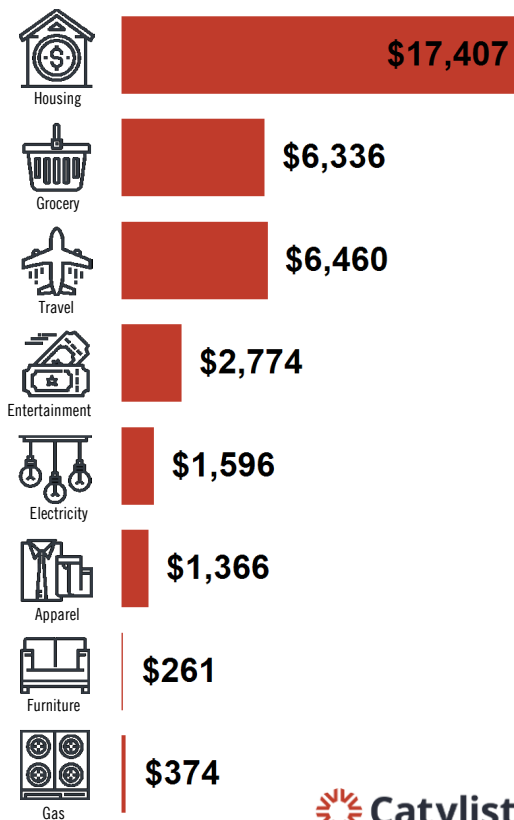
RACE & ETHNICITY

White:	65.32 %
Asian:	1.18 %
Native American:	0.05 %
Pacific Islanders:	0.00 %
African-American:	13.79 %
Hispanic:	11.75 %
Two or More Races:	7.92 %

INCOME BY HOUSEHOLD



HH SPENDING



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