



±2,352 SF

FOR SALE OR LEASE

10401 ROZZELLES FERRY RD | CHARLOTTE, NC 28214

±2,352 SF OFFICE ON 1.06 ACRES



COMMERCIAL REAL ESTATE SERVICES
HEALTHCARE REAL ESTATE SERVICES

LEE-ASSOCIATES.COM/CHARLOTTE

Benjamin Bivens, CCIM
bbivens@lee-associates.com
C 980.254.1579

Darren Hazen
dhazen@lee-associates.com
C 856.426.0506

PROPERTY INFORMATION

Address: 10401 Rozzelles Ferry Rd
Charlotte, NC 28214

Parcel: 03118238

Zoning: CG (*Neighborhood Commercial*)

Acres (AC): ± 1.061 AC

Building Size (SF): ± 2,352 SF

Current Use: Office

Year Built: 1976

Encumbrances: Utility Easement, 0.42 AC (39% of Site)

TERMS

Sale Price: \$825,000

Lease Rate: \$5,150/month (±\$26.77/SF/yr)

CONTACT

Benjamin Bivens, CCIM

bbivens@lee-associates.com

D 980.254.1579

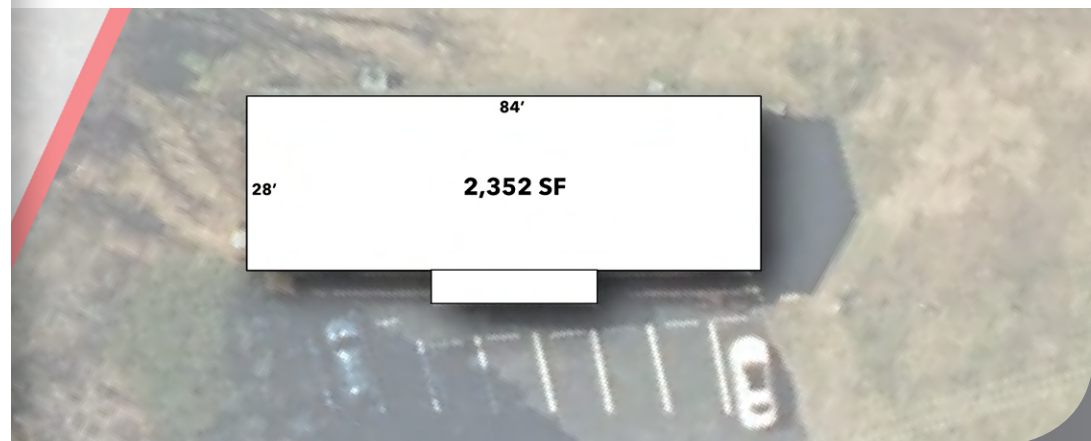
Darren Hazen

dhazen@lee-associates.com

D 856.426.0506

Disclaimer - Buyer is responsible to verify all information pertaining to the subject properties to their satisfaction. Information contained herein about the property has been obtained from knowledge from the seller, public record and county level administration. Buyer is to bear the responsibility of verification of any and all information.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY DESCRIPTION

10401 Rozzelles Ferry Rd is a 1.06-acre site located at the Brookshire Blvd (NC-16) and I-485 node in west Charlotte. The property benefits from immediate access to I-485 and direct ingress/egress to NC-16, providing a straight, high-traffic route into Uptown Charlotte.

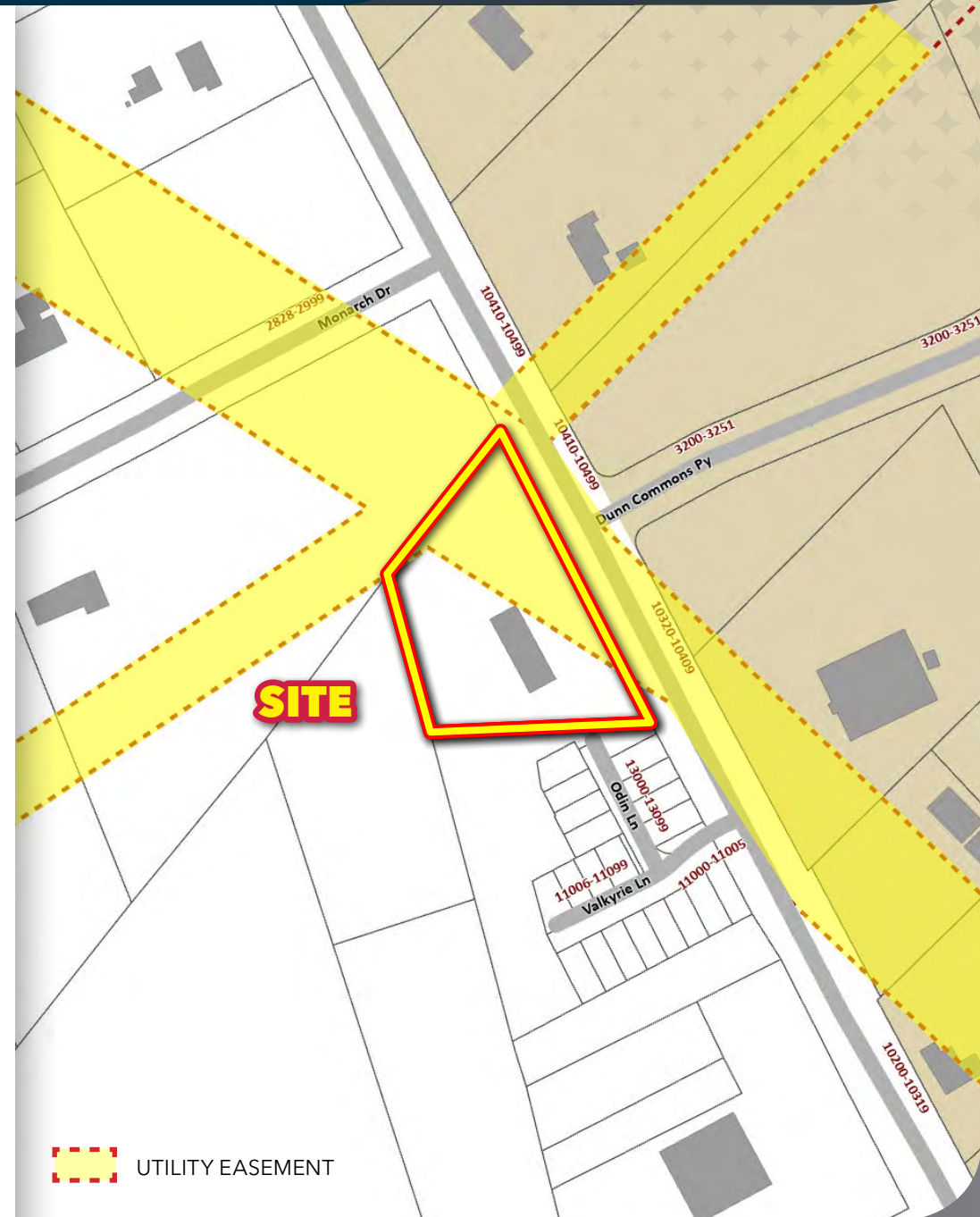
INVESTMENT OVERVIEW

The property is well-located near I-485 and NC-16 and favorable zoning supports a broad range of retail, service, and medical uses that value visibility, convenience, and commuter traffic. Continued residential growth at this junction further enhances future demand and positioning.

VALUE DRIVERS

- Immediate access to I-485 and NC-16; strong surrounding national retail; accelerating multifamily growth expanding rooftops and demand; medical adjacency supporting daytime population.
- The surrounding trade area is supported by national and daily-needs retailers including Walmart, Harris Teeter, Walgreens, and others.
- Nearby healthcare users such as Atrium Health and Novant Health providers create meaningful Medical Office Synergy in a limited-commercial corridor.
- Novant Health has plans for additional care facilities at the Riverbend Village development.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



ZONING INFORMATION

[Click Here](#) to View Zoning Information Online

The property is zoned CG (General Commercial). The CG General Commercial Zoning District is intended to accommodate areas of general commercial development in the City, typically located at key intersections or organized along arterial streets. Commercial areas within the CG Zoning District accommodate automobile access and the standards for the zoning district acknowledge this auto-orientation while encouraging improvement of the pedestrian environment and accommodation of alternate modal choices within the zoning district.

Permitted Uses Include:

- Art Gallery
- Arts or Fitness Studio
- Broadcasting Facility - No Antennae
- Commercial Fitness Center
- Financial Institution
- Greenhouse/Nursery - Retail
- Hotel/Motel
- Industrial Design
- Lodge/Meeting Hall
- Medical/Dental Office
- Office
- Outdoor Market
- Personal Service Establishment
- Research and Development (R&D)
- Retail Goods Establishment
- Retail Goods: Showroom
- Specialty Food Service
- Telecommunications and Data Storage Facility
- Vehicle Dealership: Enclosed
- Vehicle Rental: Enclosed

Versatile zoning allows this property to be used for many purposes, enhancing its value to a broader buyer/lessee pool.



LOCATION HIGHLIGHTS

10401 Rozzelles Ferry Rd is positioned in Charlotte's Brookshire corridor with excellent connectivity, just minutes from the I-485 interchange and immediate proximity to NC-16 (Brookshire Blvd), which provides a direct route into Uptown Charlotte. The site benefits from strong commuter and local traffic flow in the immediate trade area (I-485 ~83,500 VPD and NC-16 ~47,000 VPD per the aerial).

The surrounding retail node delivers a deep lineup of daily-needs and destination users including Walmart, Harris Teeter, Starbucks, Bank of America, McDonald's, Chick-fil-A, First Watch, Dunkin', Walgreens, AutoZone, QT, Valvoline, Family Dollar, Dollar Tree, Goodwill, and O'Reilly Auto Parts. Despite the limited commercial footprint in this submarket, the location offers meaningful Medical Office Synergy driven by nearby providers such as Atrium Health, Novant Health/GoHealth Urgent Care, and dental and specialty practices, supporting consistent daytime demand alongside expanding residential rooftops.

Proximity to Major Roadways

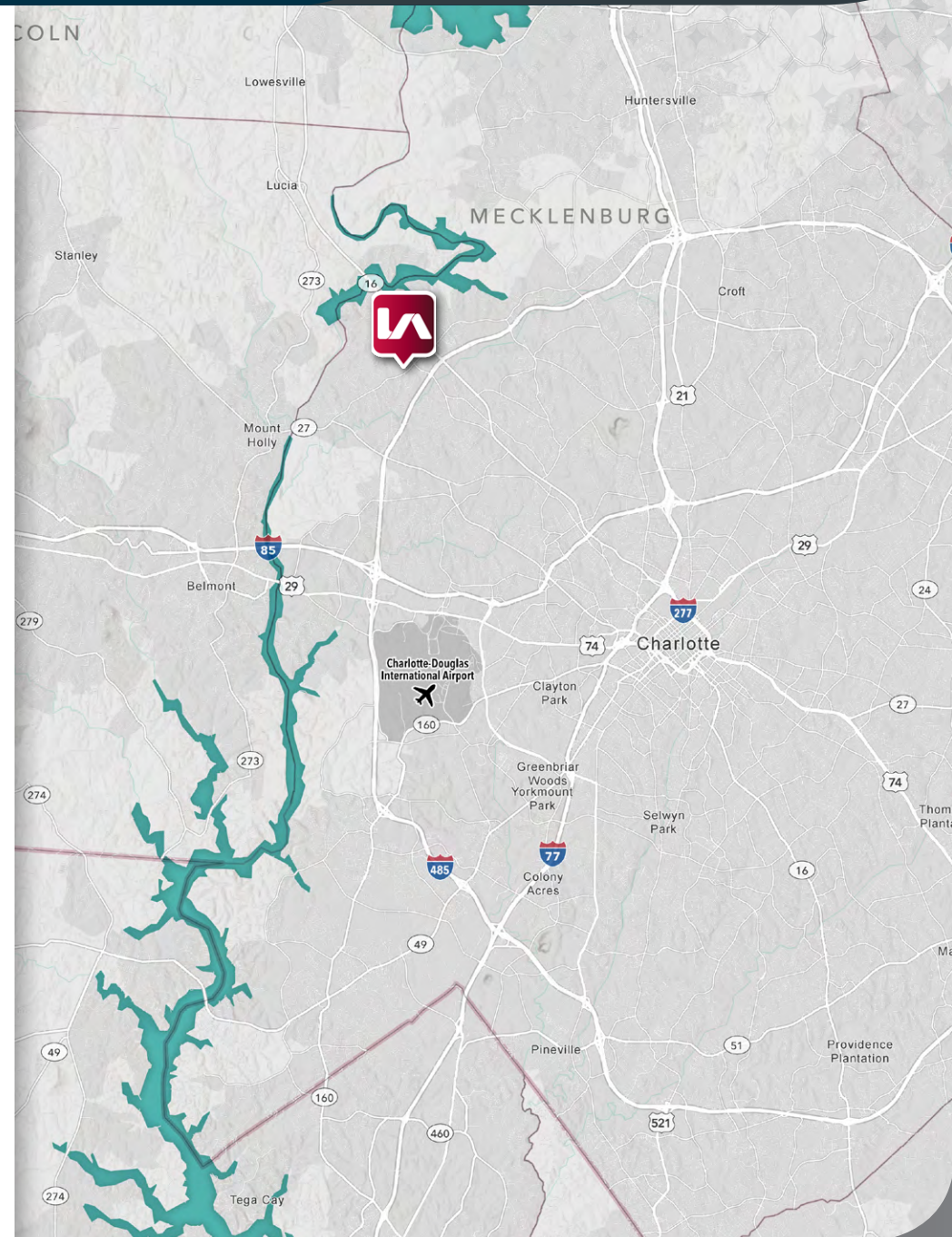
Interchange-driven access: Quick access to I-485 plus NC-16 (Brookshire Blvd) connectivity straight toward Uptown Charlotte.

Retail Gravity Nearby

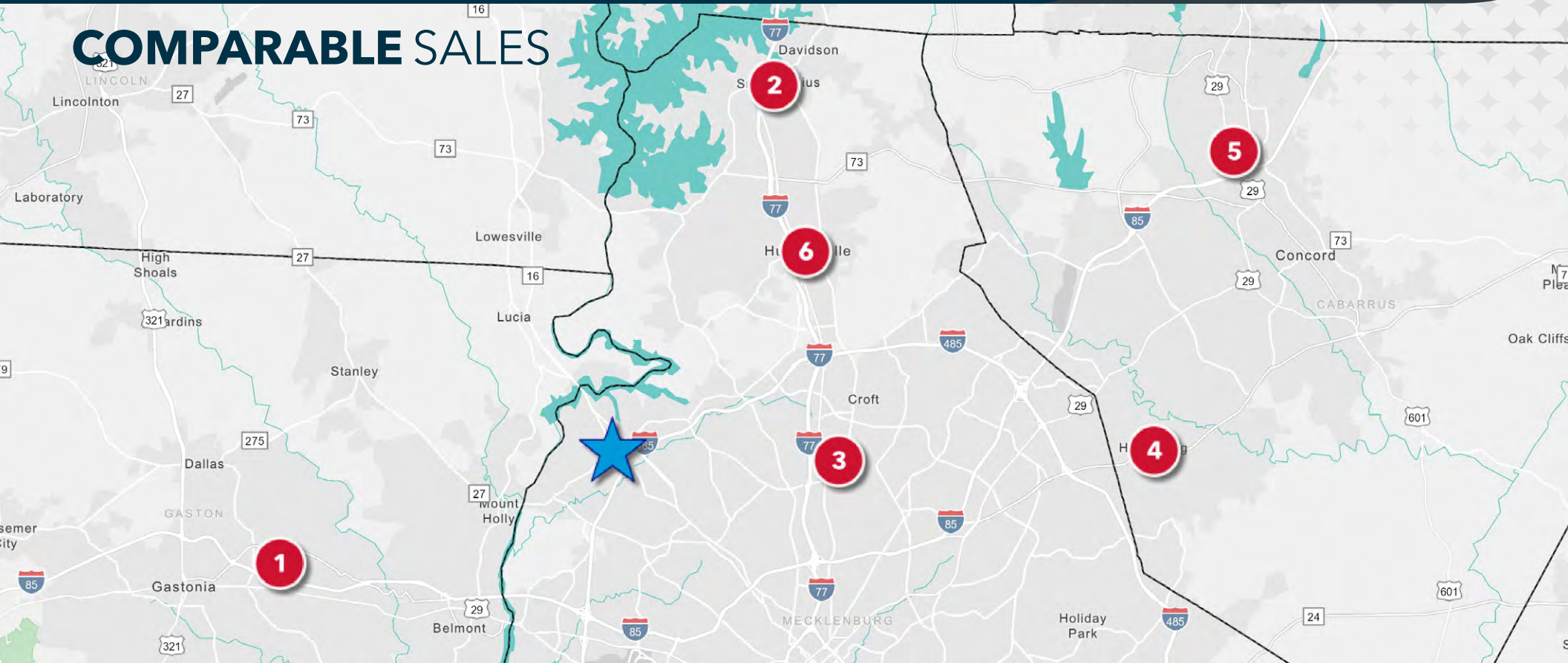
Surrounded by national and essential retailers (Walmart, Harris Teeter, Walgreens, Chick-fil-A, Starbucks, Dunkin', AutoZone, QT, and more).

Medical Office Synergy

Atrium Health, urgent care, and adjacent dental and specialty users create a strong healthcare-oriented demand base even with a smaller overall commercial footprint.



COMPARABLE SALES

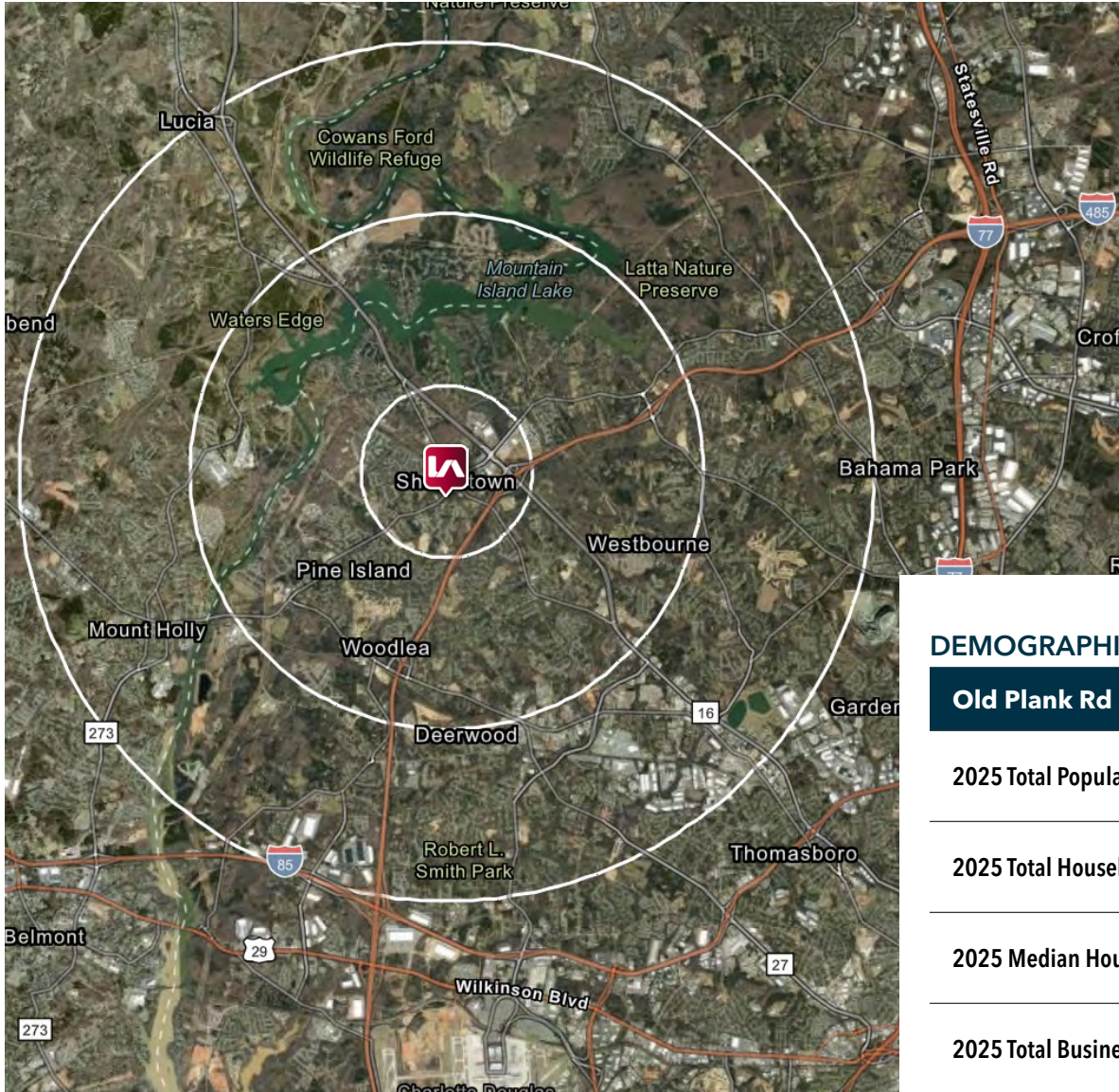


#	Property Address	Class	Size (SF)	Acres	Age	Year Built	Asking Price	Sale Date	Sale Price	Comment	Price Per SF	\$/AC
S	10401 Rozzelles Ferry Rd, Charlotte, NC 28214	B	2,352	1.06	50	1976	\$825,000	TBD	TBD	SUBJECT	\$350.77	\$777,568
1	750 Cox Rd, Gastonia, NC 28054	C	3,430	0.81	50	1976	\$995,000	6/24/2025	\$950,000	Confirmed	\$276.97	\$1,172,839
2	20910 Catawba Ave, Cornelius, NC 28031	C	1,600	0.46	68	1958	\$850,000		\$850,000		\$531.25	\$1,847,826
3	7007 Old Statesville Rd, Charlotte, NC 28269	C	3,087	0.23	68	1958		7/28/2022	\$850,000	Confirmed	\$275.35	\$3,702,090
4	6549 Morehead Rd, Harrisburg, NC 28075	B	2,200	0.48	50	1976	\$799,000	12/6/2024	\$799,000	Confirmed	\$363.18	\$1,664,583
5	2702 S Main St, Concord, NC 28027	C	2,600	1.50	96	1930		12/11/2025	\$750,000	Full Value	\$288.46	\$500,000
6	307 Gilead Rd, Huntersville, NC 28078	C	3,310	0.37	40	1986	\$825,000	6/22/2022	\$725,000	Confirmed	\$219.03	\$1,959,459
Average			2,705	0.64	62				\$820,667		\$325.71	\$1,807,800
Median			2,844	0.47	59				\$824,500		\$282.72	\$1,756,205

FOR SALE OR LEASE ±2,532 SF OFFICE
10401 ROZZELLES FERRY RD | CHARLOTTE, NC 28214



DEMOGRAPHICS & REGIONAL ACCESSIBILITY



DRIVE TIMES

LOCATION	MILES	MINUTES
I-85	8.8 mi	12 min
I-485	1.0 mi	5 min
I-77	7.6 mi	17 min
Uptown Charlotte	10.6 mi	22 min
CLT Airport	9.1 mi	14 min
Greensboro, NC	95 mi	1 hr 30 min
Raleigh, NC	168 mi	2 hr 45 min
Atlanta, GA	239 mi	4 hr 12 min

DEMOGRAPHICS

Old Plank Rd	1 Miles	3 Miles	5 Miles
2025 Total Population	6,449	37,726	92,682
2025 Total Households	2,720	14,135	34,507
2025 Median Household Income	\$110,218	\$92,945	\$84,011
2025 Total Businesses (NAICS)	261	713	1,972

PHOTOS



CONTACT

BENJAMIN BIVENS, CCIM

DIRECTOR OF HEALTHCARE REAL ESTATE SERVICES

(980) 254-1579

BBIVENS@LEE-ASSOCIATES.COM

DARREN HAZEN

ASSOCIATE

(856) 426-0506

DHAZEN@LEE-ASSOCIATES.COM

LEE & ASSOCIATES CHARLOTTE

(704) 313-6869

LEE-ASSOCIATES.COM

4600 PARK RD, STE 440

CHARLOTTE, NC 28209



COMMERCIAL REAL ESTATE SERVICES
HEALTHCARE SERVICES GROUP

LEE-ASSOCIATES.COM/CHARLOTTE

