



SITE

CHARLOTTE, NC

8345 W W.T. HARRIS BLVD

1.735 AC AVAILABLE FOR SALE



PROJECT
DETAILS

AVAILABLE SPACE

1.735 AC

TRAFFIC COUNTS

21,000 ADT on W.W.T. Harris Blvd

PROPERTY HIGHLIGHTS

- Corner parcel located at lighted intersection at the I-485 interchange
- Site benefits from the 21,000 VPD
- Ideal for QSR, retail, medical users
- Zoning: B2(CD)

SALE PRICE

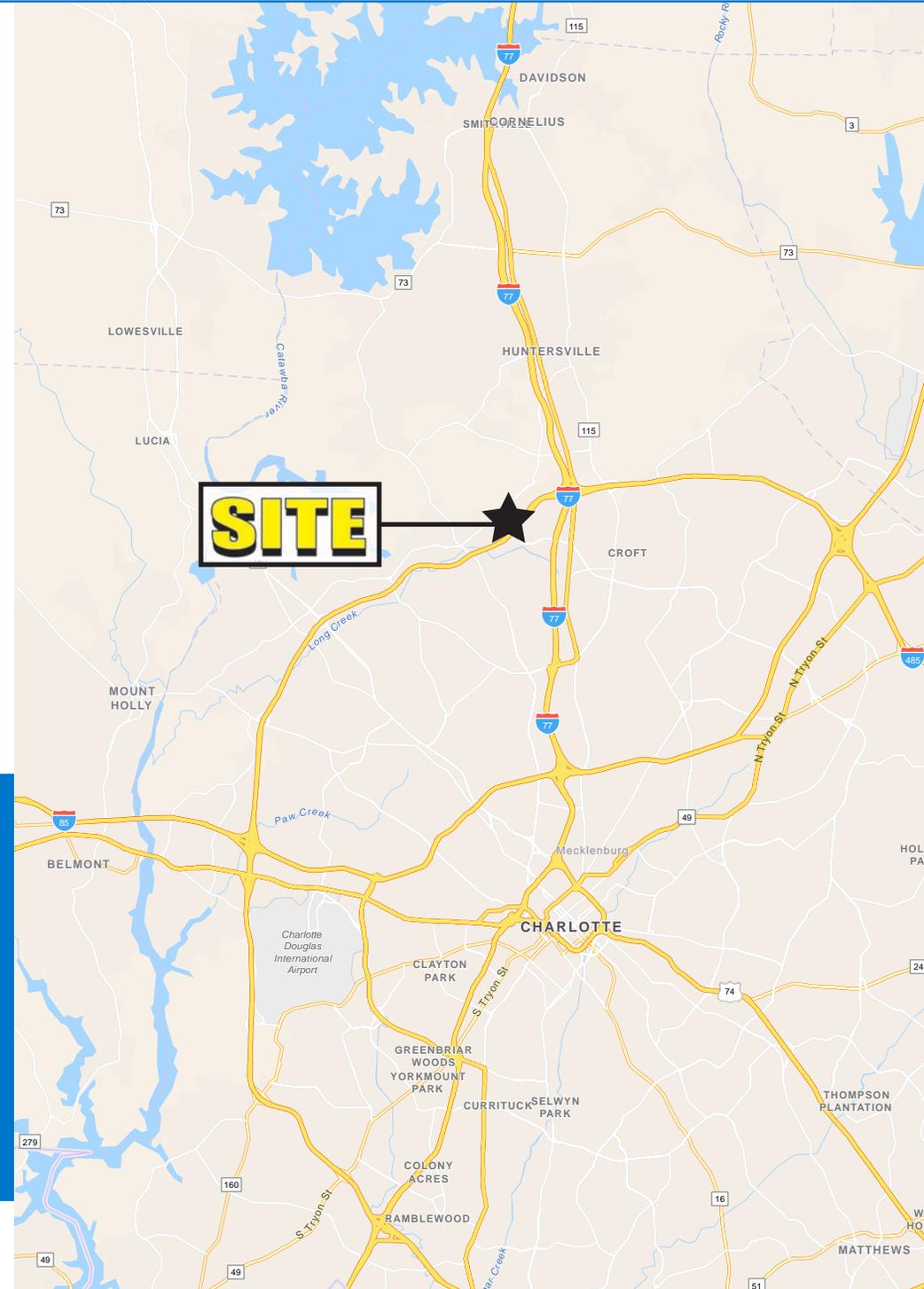
Call to discuss

COUNTY

Mecklenburg

MARKET

Charlotte



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,907	15,563	53,221
TOTAL POPULATION	8,829	40,399	139,391
MEDIAN HH INCOME	\$85,186	\$81,918	\$82,925



AERIAL

SITE

21,000 ADT

W W.T. Harris Blvd

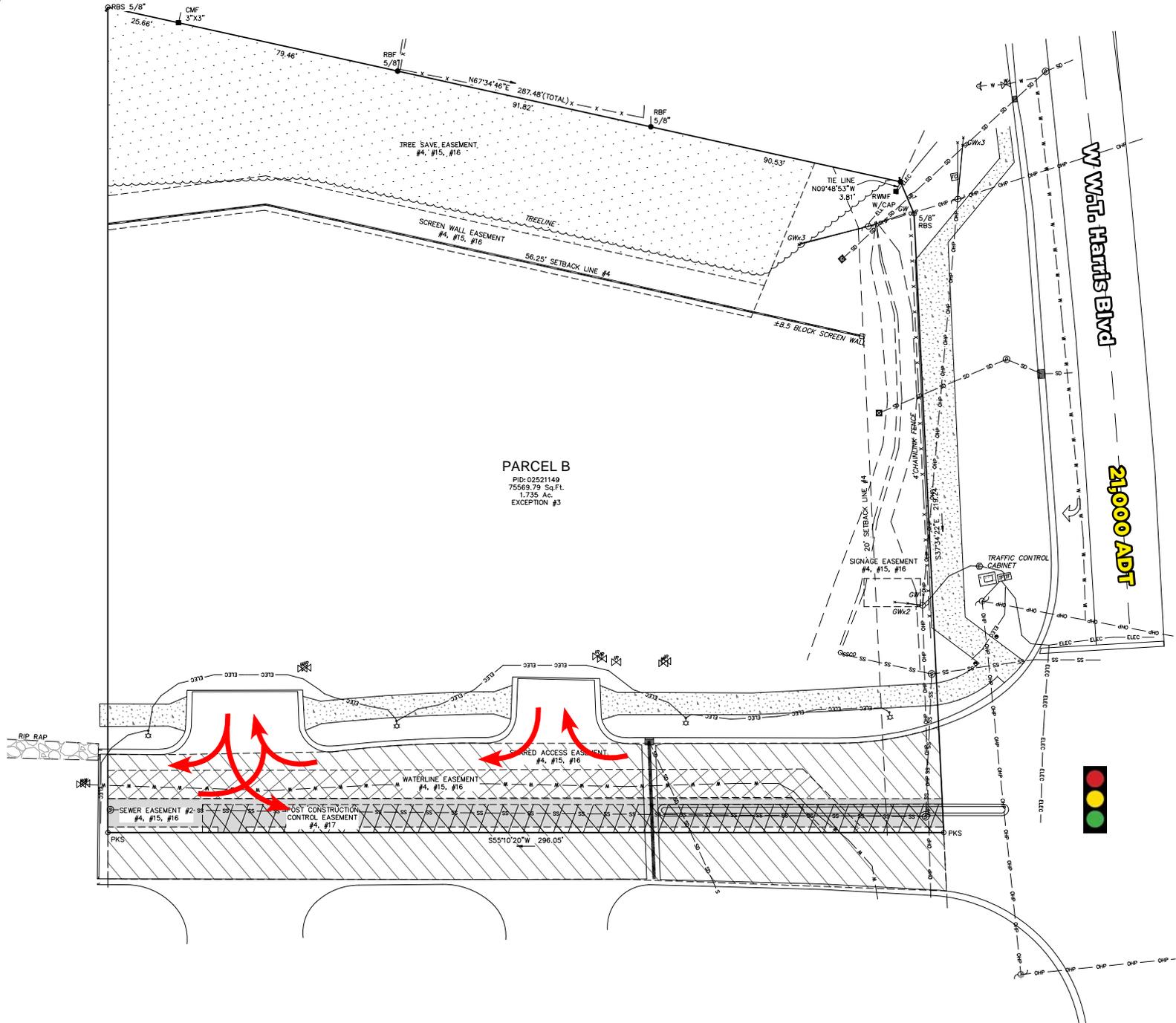
73,000 ADT

QT QuikTrip

J jiffylube

485

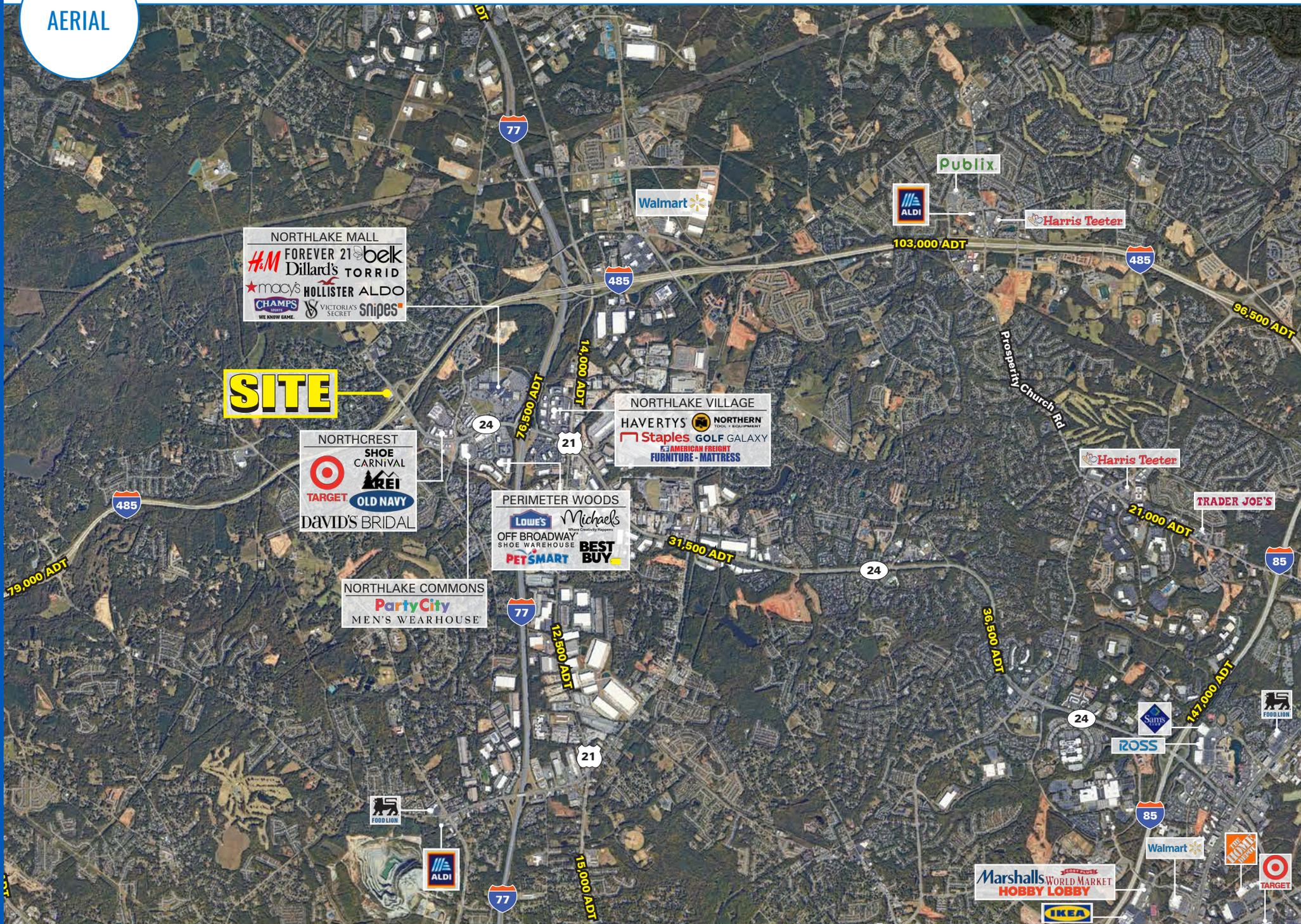
SITE PLAN



PARCEL B
PID: 02521149
75569.79 Sq.Ft.
1.735 Ac.
EXCEPTION #3



AERIAL





NORTH CAROLINA

CHARLOTTE

Charlotte, North Carolina, is a vibrant city known for its rich history and modern development. As the largest city in North Carolina, it is a major financial hub, often referred to as the second-largest banking center in the United States. The city boasts a diverse economy with industries ranging from finance and technology to healthcare and energy. Charlotte's skyline is dotted with impressive skyscrapers, reflecting its status as a bustling urban center.

The city offers a variety of cultural attractions, including museums, theaters, and music venues. The Mint Museum, the Bechtler Museum of Modern Art, and the Levine Museum of the New South are popular destinations for art and history enthusiasts. Charlotte is also home to the NASCAR Hall of Fame, celebrating its rich motorsports heritage. The city's lively arts scene is complemented by numerous festivals and events, such as the Charlotte Film Festival and the Carolina Renaissance Festival.

Charlotte is known for its beautiful parks and outdoor spaces, providing residents and visitors with ample opportunities for recreation and relaxation. The U.S. National Whitewater Center offers activities like rafting, kayaking, and rock climbing, while Freedom Park provides walking trails, sports fields, and picturesque picnic areas. With its combination of urban amenities and natural beauty, Charlotte is a dynamic city that continues to attract people from all walks of life.



CHARLOTTE, NC

8345 W W.T. HARRIS BLVD

1.735 AC AVAILABLE FOR SALE | LAND

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