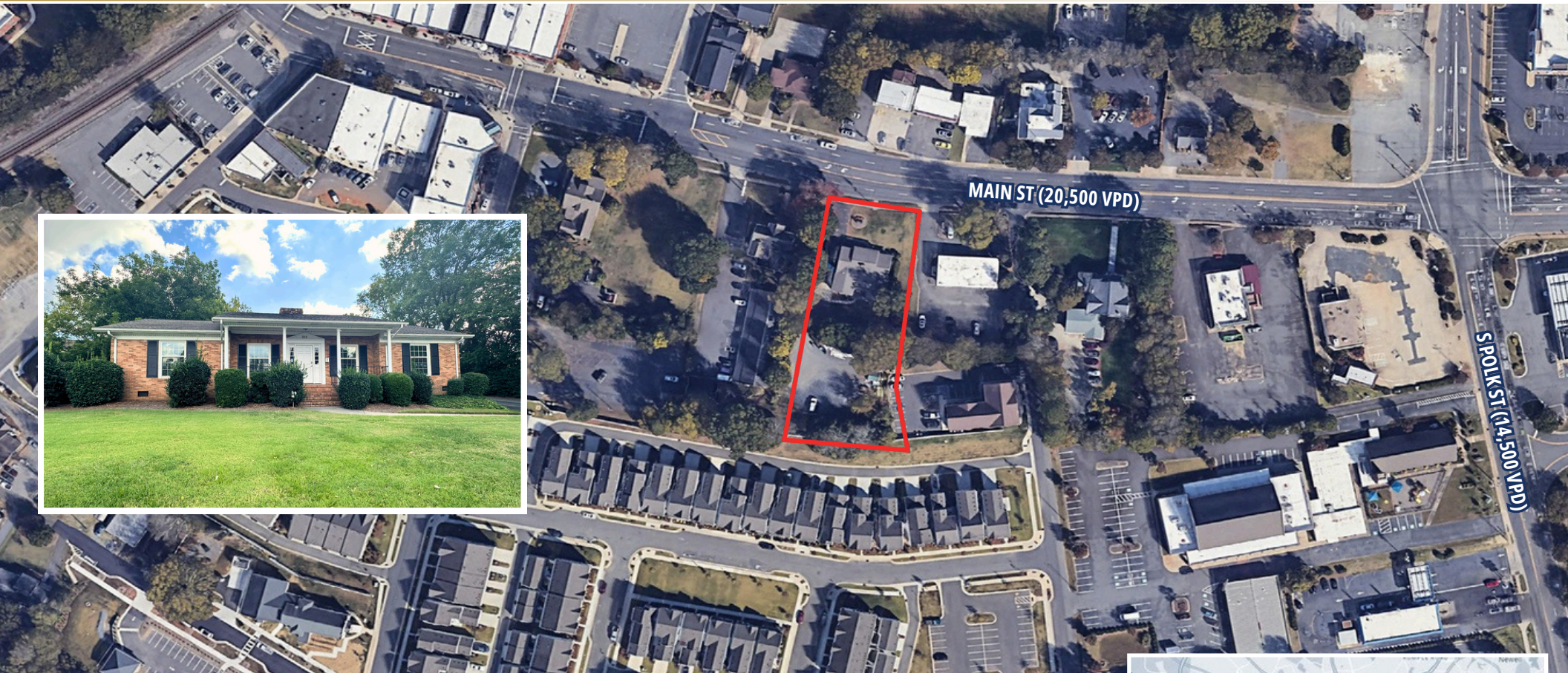


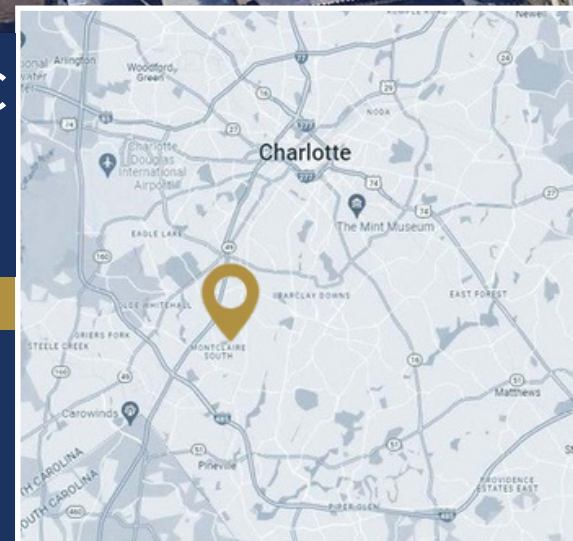
FOR SALE

FIRST & EARLY
PARTNERS
COMMERCIAL REAL ESTATE ADVISORS



±2,960 SF OFFICE OR RETAIL BUILDING ON ±0.81 AC

211 Main Street, Pineville, Mecklenburg County, NC | Parcel ID 221-064-22



Katie Corrie

E: katie@firstearlypartners.com
P: 704-900-7462
M: 803-230-4185

Jubal Early, Sr.

E: jubal@firstearlypartners.com
P: 704-900-7462
M: 704-264-6180

PROPERTY HIGHLIGHTS

Building Size:	±2,960 SF
Site Size:	±0.810 AC
Location:	Located in the heart of Downtown Pineville
Jurisdiction:	Pineville, Mecklenburg County, NC
Zoning:	DC (Downtown Core)
Access:	Main St.



FOR SALE HIGHLIGHTS

- Site ideal for redevelopment
- 0.810 acre
- 20,500 Vehicles Per Day
- ±100' road frontage and ±300' depth
- Zoned DC (Downtown Core) in the Downtown Overlay District by Town of Pineville which allows higher-density multifamily, retail, and office uses up to 4 stories
- Setbacks and parking requirements may be waived in certain circumstances
- Call for Sale pricing



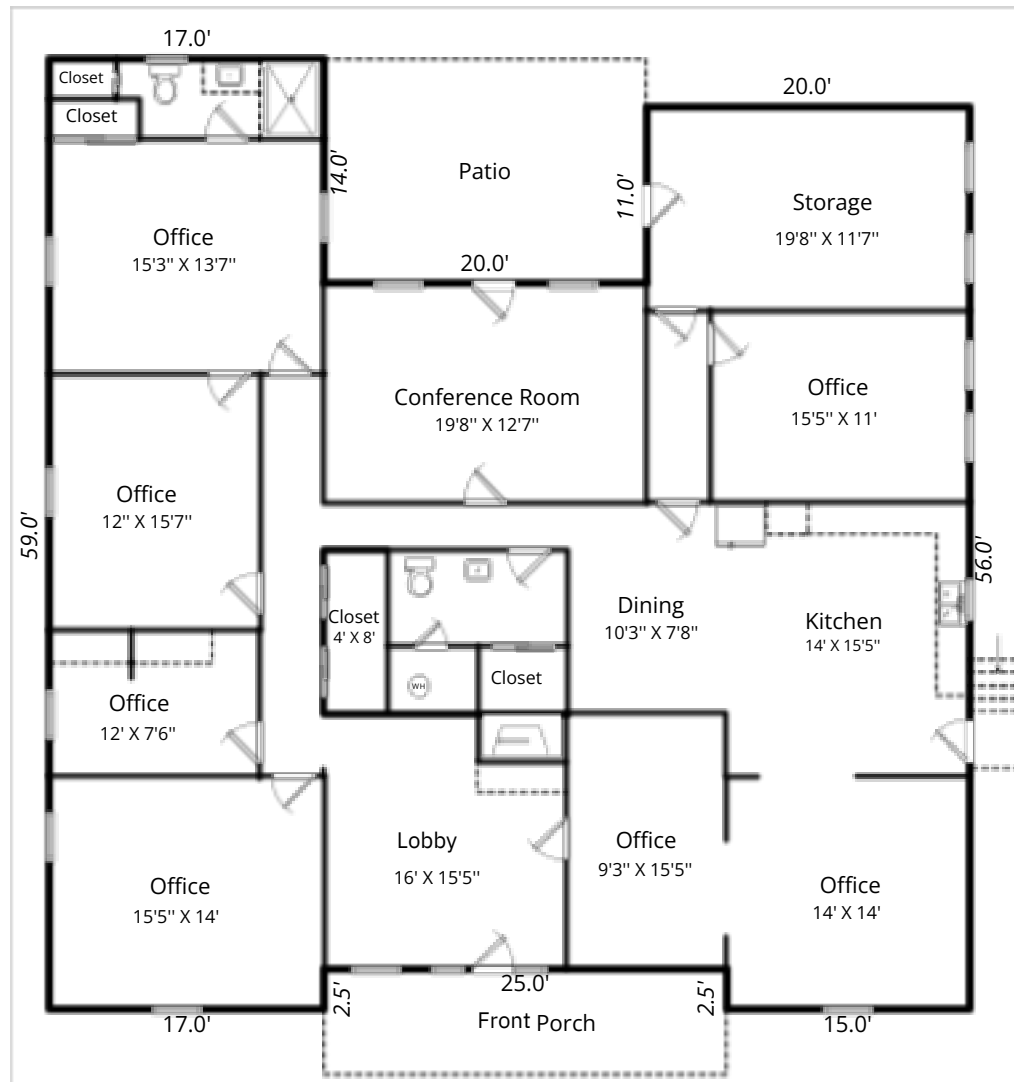
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FLOOR PLAN (AS IS)



BUILDING AREA
±2,960 SF

Source: Measure America

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IMAGERY RETAIL MAP



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population:	5,522	64,646	178,656
Households:	2,563	27,452	72,496
Families:	1,113	14,940	43,712
Average Household Size:	2.13	2.35	2.46
Owner Occupied Housing:	1,031	14,489	43,121
Renter Occupied Housing:	1,532	12,963	29,374
Median Age:	37.7	36.1	37.0
Median Household Income:	\$58,656	\$74,269	\$87,145
Average Household Income:	\$87,264	\$105,578	\$126,636
Employees:	7,248	49,958	111,151

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