



STALLINGS, NC 28104

**15030 IDLEWILD RD**

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**+/- 3,745 SF FORMER BANK SPACE AVAILABLE FOR LEASE**





**+/- 3,745 SF OFFICE AVAILABLE**

**15030 IDLEWILD RD**

**STALLINGS, NC**

#### PROPERTY INFORMATION

- Located just outside Charlotte, this 3,745 SF former bank branch is prominently positioned at the front of a Harris Teeter–anchored shopping center
- Immediate access off the I-485 exit with excellent visibility and convenient ingress/egress from Idlewild Rd
- Significant new development planned directly across the street
- Building Size: 3,745 SF ±
- Lot Size: 1.28 Acres ±
- Parcel ID: 070-752-57
- Zoning: MU-2 (Mixed Use 2)



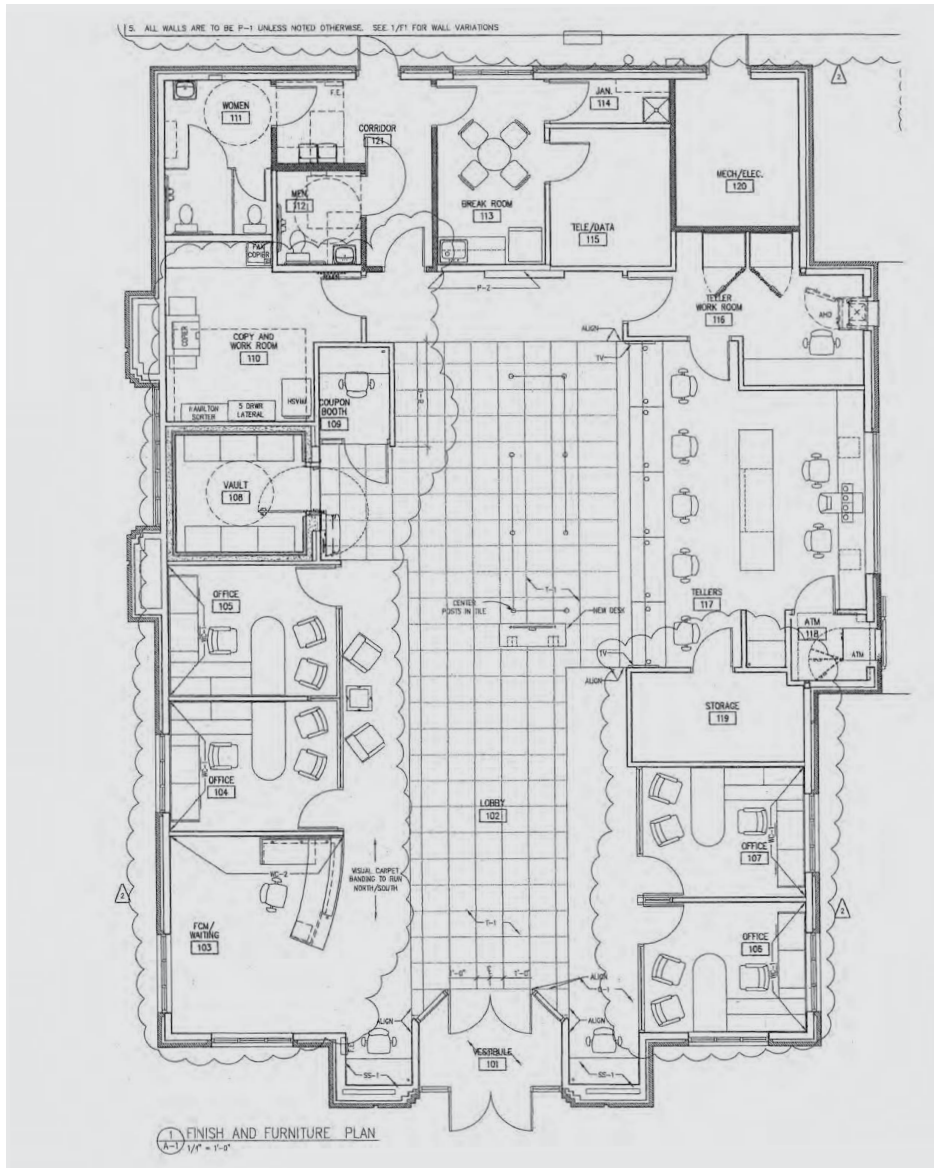
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## FLOOR PLAN

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AERIAL

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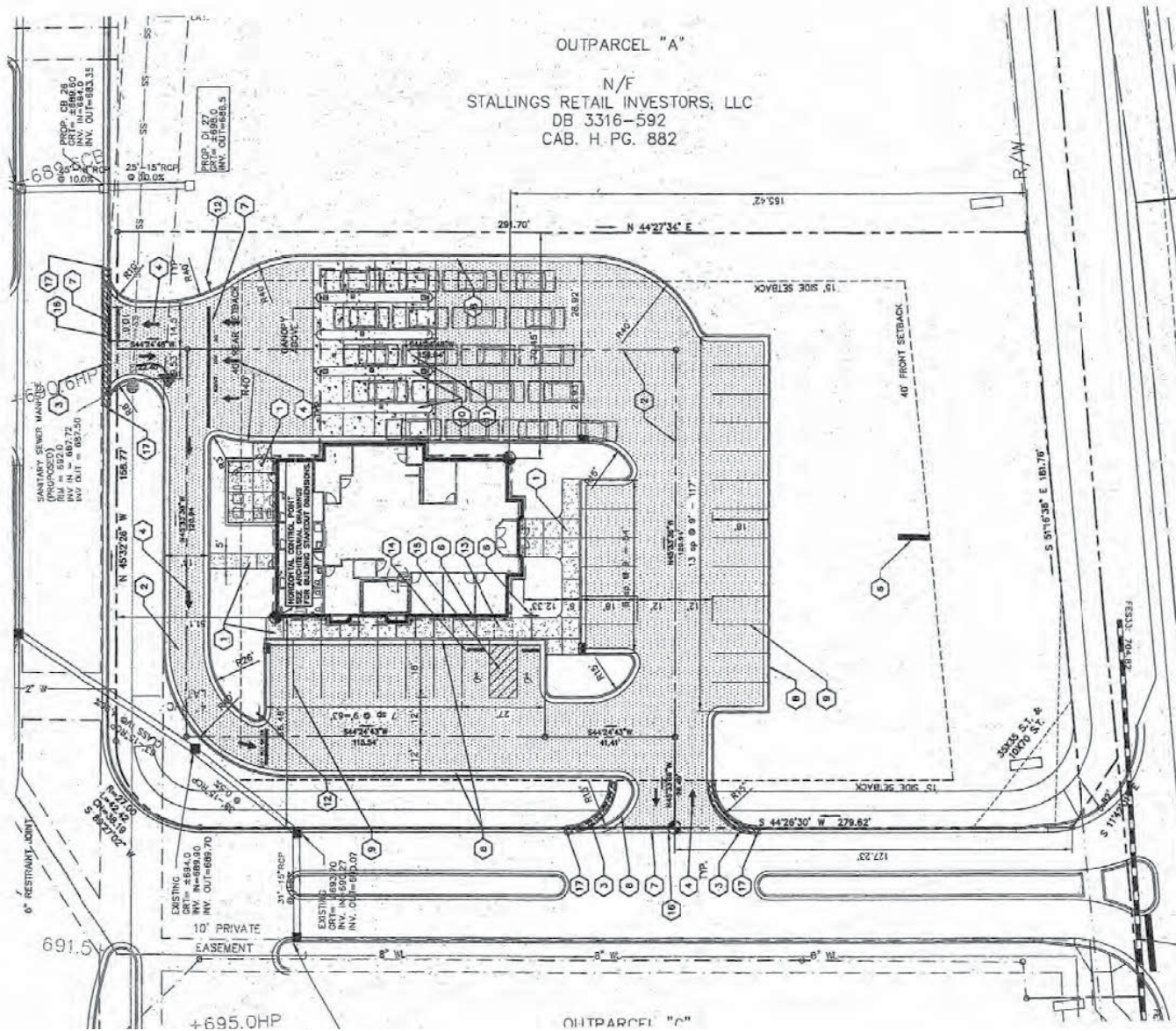
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## SITE PLAN

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## INTERIOR PHOTOS

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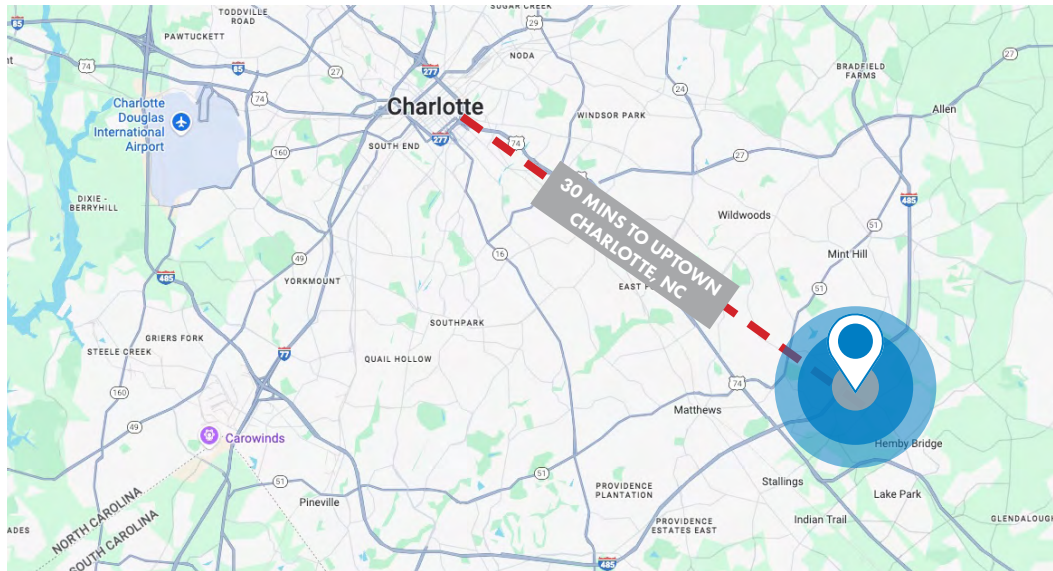
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## DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,286	36,681	109,384
Projected Population (2029)	4,678	40,416	119,292
Median Age	42.6	42.9	41.4
Household Income	\$131,822	\$110,042	\$108,618
Median Home Value	\$357,434	\$323,056	\$322,380
Employees	548	12,430	46,784
Businesses	77	1,535	6,179



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## AREA OVERVIEW

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