



PROPERTY DETAILS

- Price: \$4,000,000
- Acreage: +/-1.71
- Zoning/PID: CG (General Commercial) 16504229, 16504202 & 16504220
- Building SF: Building 1-Showroom 8,950 SF Built 1967 / Building 2- (attached to Bldg 1) Warehouse 14,000 SF Built 1980 Total 22,950 SF/ Building 3-6161 E Independence 3,850 SF Office Built 1963
- Total Building SF: Approximately 26,800 SF

PROPERTY HIGHLIGHTS

- Excellent Near Term Value Add Deal for 10k SF Flex Owner Occupant or Investor
- Located In Established Charlotte Commercial Business Corridor
- Ideal Long-Term Play With Major Redevelopment And Upside NOI Rent Potential
- Multiple Curb Cuts For Easy Ingress/Egress on E Independence & Dion Ave
- Vacant Building Features 12 Offices, 3 Restrooms, Large Conference Room

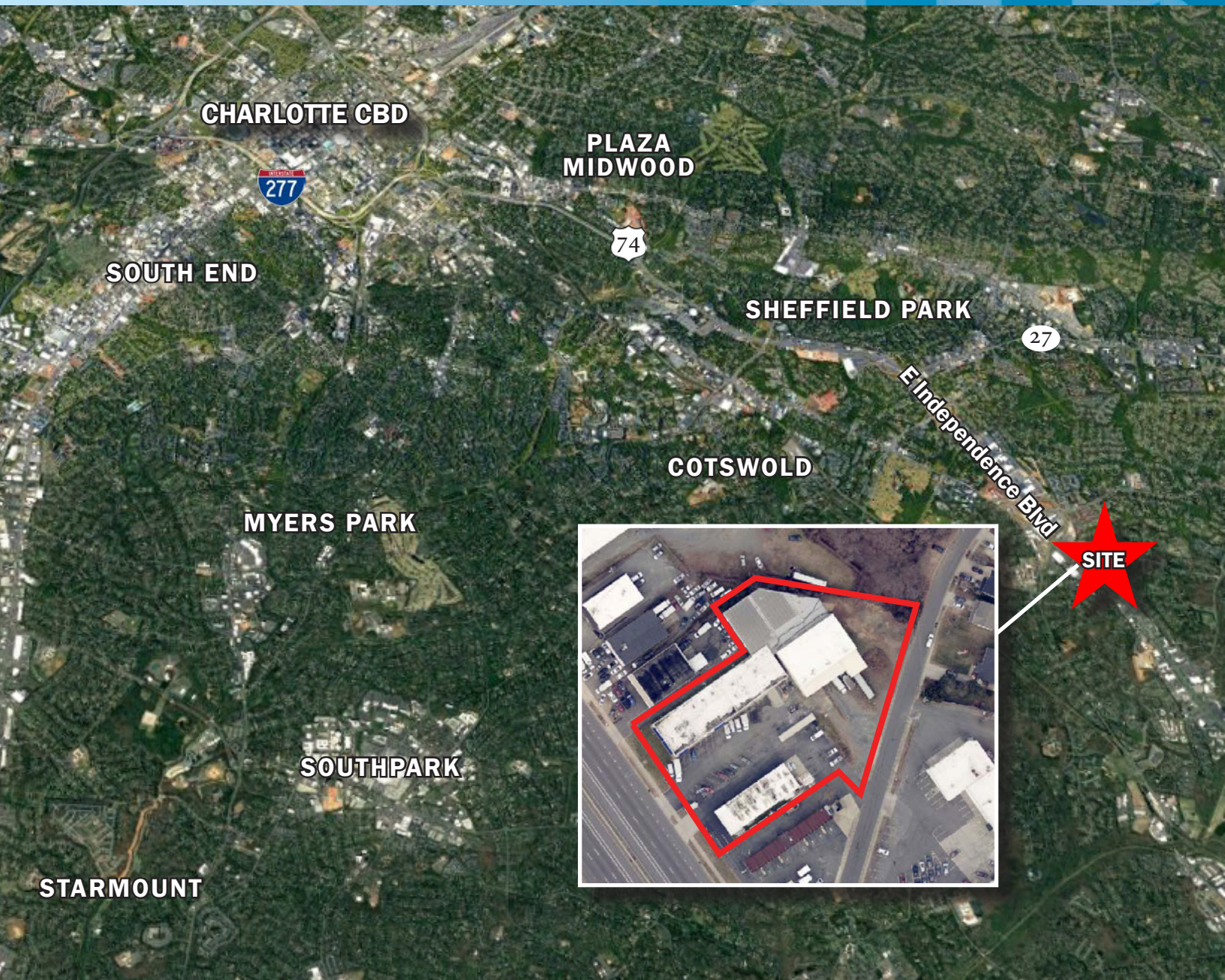
BROKER CONTACT

SHAWN GEORGE | 2049 Birchside Drive | Charlotte, NC 28205 | 704.503.9608 | queencitycommercial@gmail.com
www.QueenCityCRE.com

6153-6161 E. INDEPENDENCE BLVD.

2135 DION AVENUE

CHARLOTTE, NORTH CAROLINA 28212



	2 MILES	5 MILES	10 MILES
2024 POPULATION	50,581	246,979	786,533
2029 POPULATION PROJECTION	53,046	260,214	838,094
AVG HH INCOME	\$75,841	\$100,875	\$102,661
TOTAL SPECIFIED CONSUMER SPENDING	\$532.9M	\$3.1B	\$10.2B



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6153 - 6157 E INDEPENDENCE

LEASED SPACE: All About Tile (main tenant) leasing 8,950 SF Showroom & 7,570 SF Warehouse for \$119,627.16 per year Mod. Gross and estimated \$20,747.16 TICAM (\$98,880 NNN) with current term expiring 9/30/28 with one five (5) year option to extend with 3% rent increase to \$101,844 NNN until 9/30/2033.

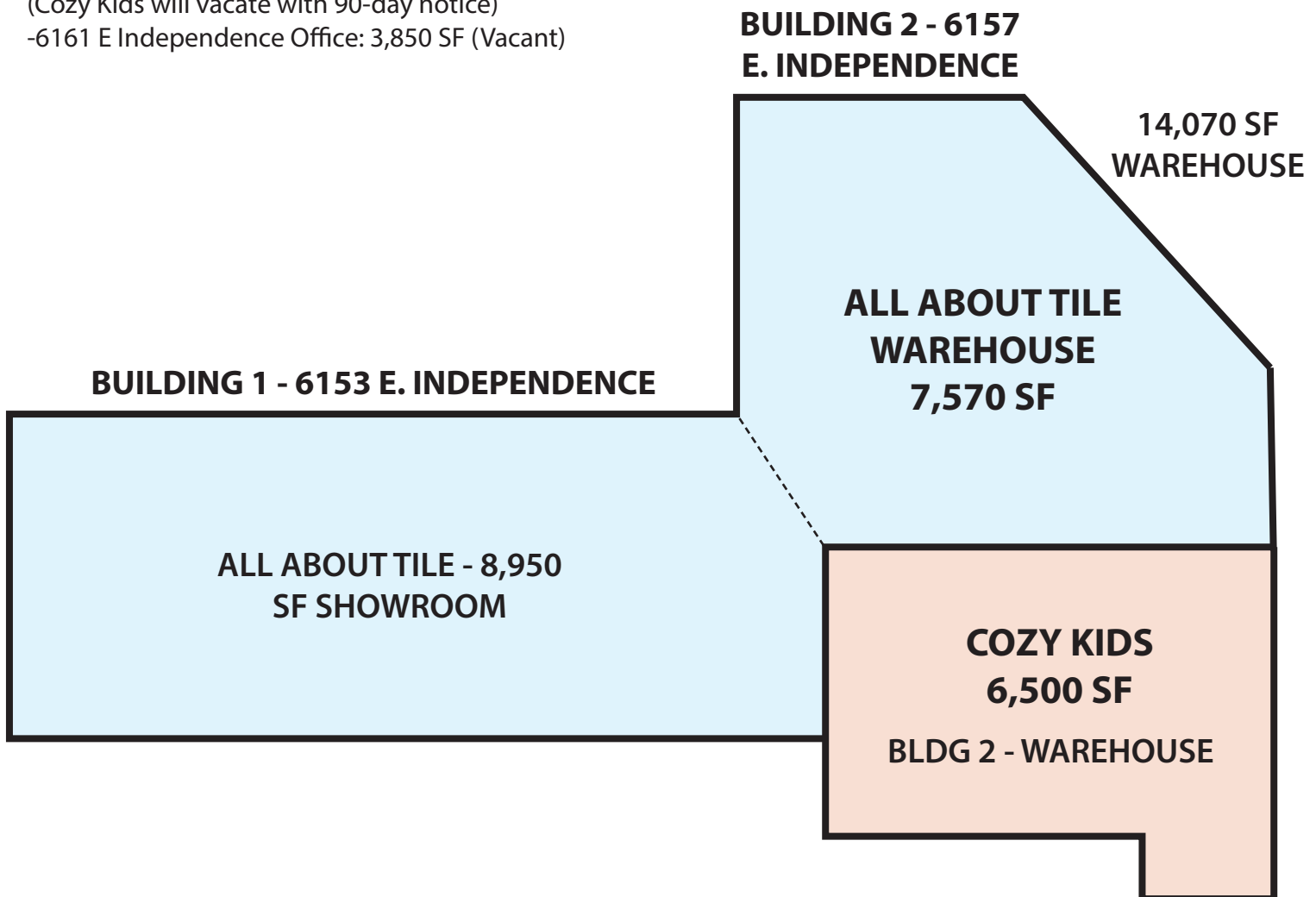
Cozy Kids leasing 6,500 SF cold storage for \$3,215 Mod. Gross Per Month.

AVAILABLE SPACE: Approx. 10,280 SF

-6157 E Independence Warehouse: 6,500 SF

(Cozy Kids will vacate with 90-day notice)

-6161 E Independence Office: 3,850 SF (Vacant)



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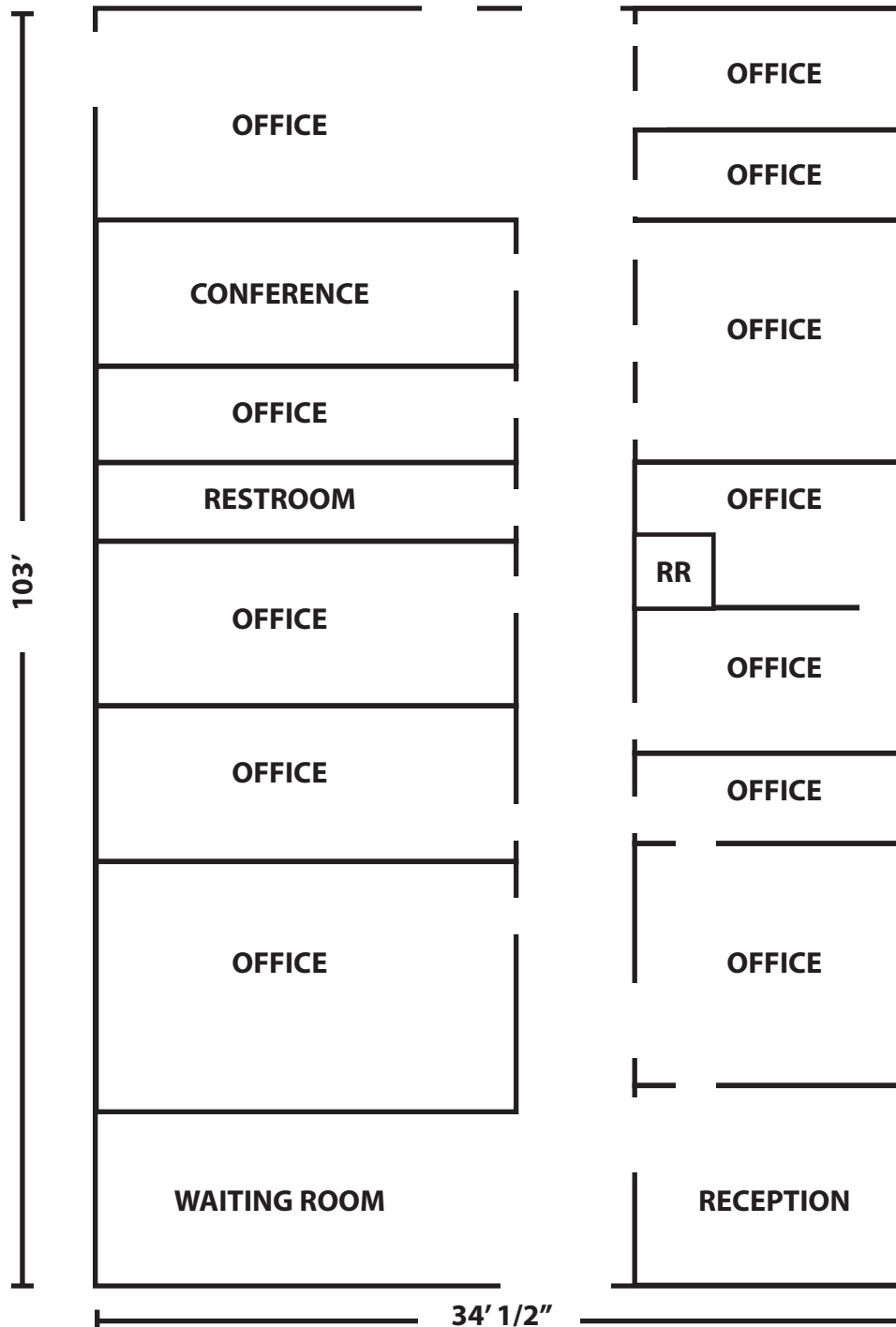
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6161 E INDEPENDENCE OFFICE - BUILDING 3



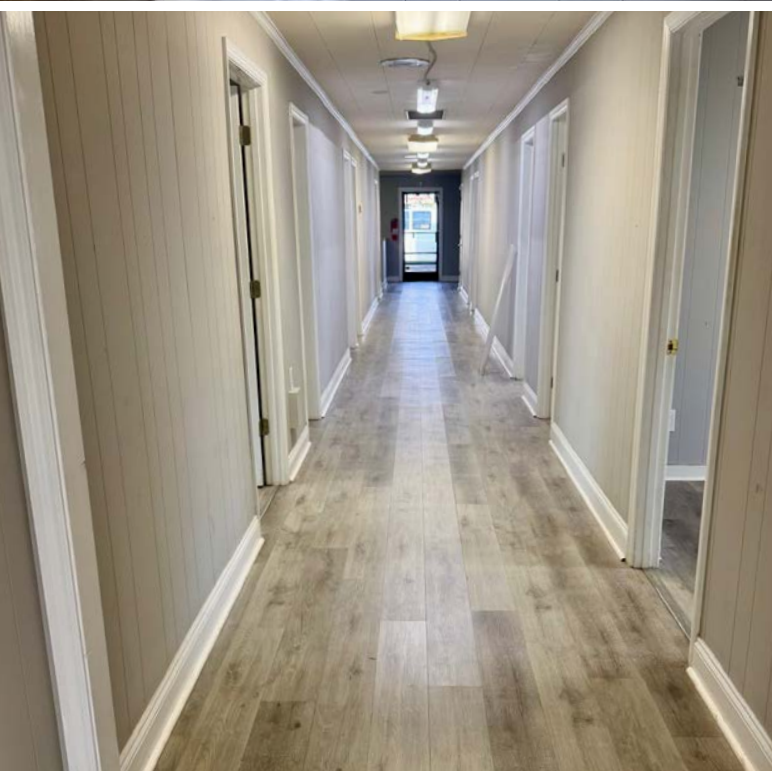
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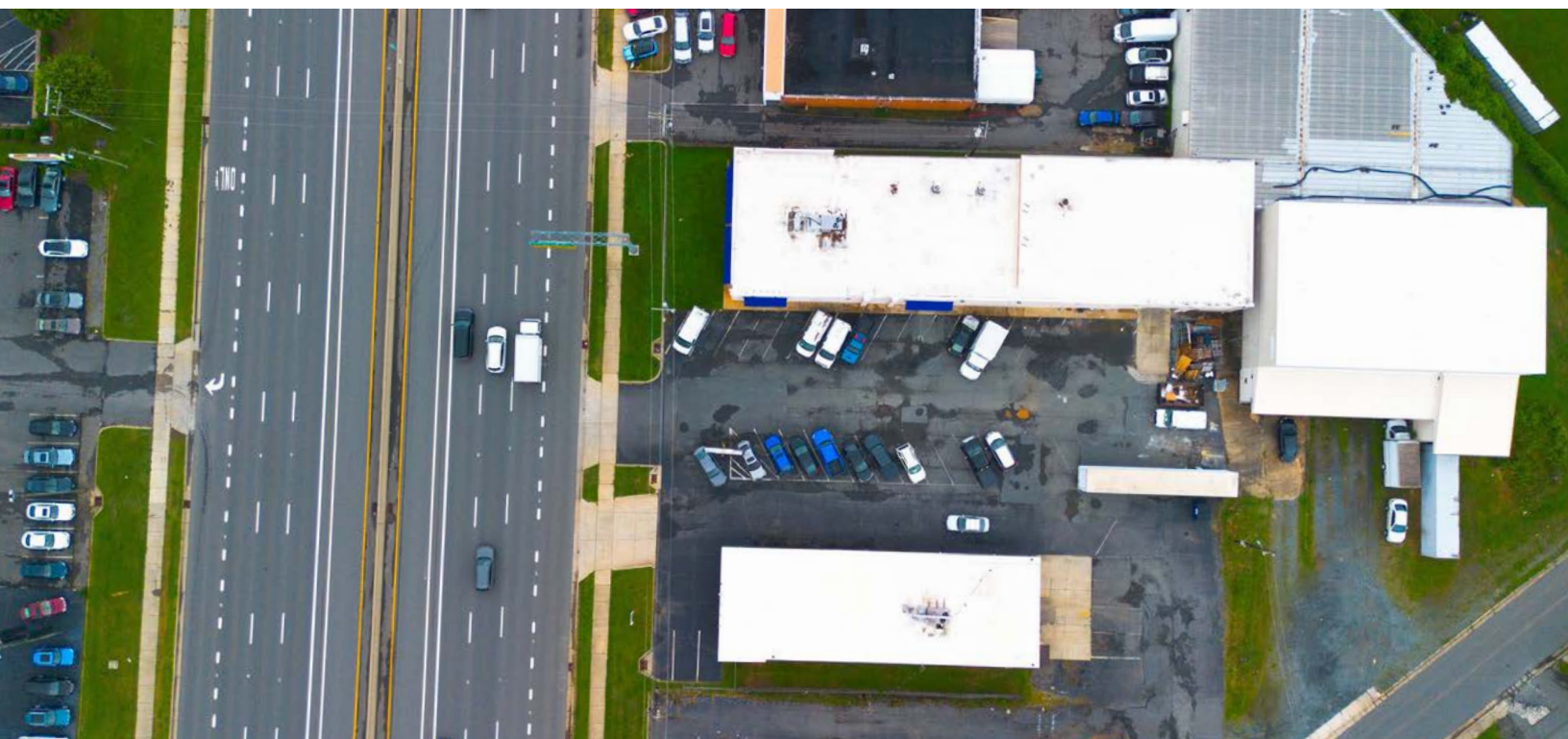
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