

# SALE

## 8808 WILKINSON BLVD Industrial Warehouse/Land near Airport



### PROPERTY DESCRIPTION

ALL OFFERS WELCOME. PRICE DECREASE  
21.4 acres of Industrial zoned land and approximately 29,000 SF of warehouse space on busy Wilkinson Blvd. Approximately 20,000 SF is being used for current business. Industrial site located right next to Amazon Distribution center. Wilkinson Blvd access allows for both right and left ingress/egress. Site located less than 1 mile from I-485 as well as I-85. Mostly flat topography with ability for development or IOS use. Please do not walk on or disturb tenant with out express permission.

### PROPERTY HIGHLIGHTS

- 5 buildings totaling approximately 29,000 SF
- 21.4 Acres
- I-1 and I-2 zoning
- Traffic Volume approximately 23,000 per TafficMetrix
- Partially fenced in yard
- Level Topography
- Right/Left ingress and egress
- Easy access to interstate and airport
- Parcel IDs: 053-211-10, 053-211-09, 053-211-08, 053-511-07, 053- 211-19

### OFFERING SUMMARY

Sale Price:	\$17,500,000
Lot Size:	932,184 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	589	8,122	30,254
Total Population	1,491	21,982	79,762
Average HH Income	\$91,151	\$74,382	\$70,636

Ryan Pilsy  
980 339 9174



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# SALE

## 8808 WILKINSON BLVD

8808 Wilkinson Blvd Charlotte, NC 28214



**Ryan Pilsy**  
980 339 9174

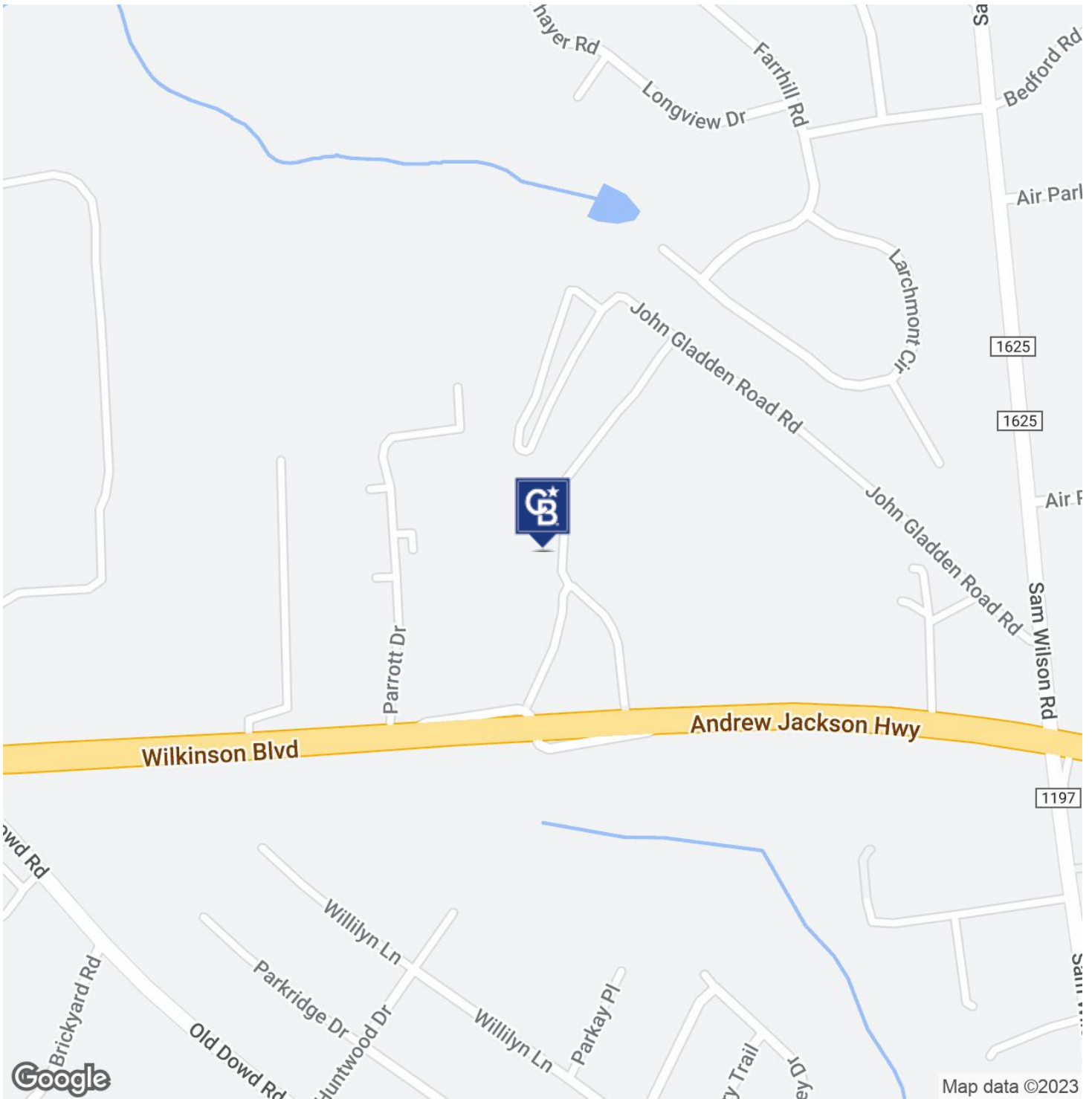


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

# SALE

## 8808 WILKINSON BLVD

8808 Wilkinson Blvd Charlotte, NC 28214



**Ryan Pilsy**  
980 339 9174

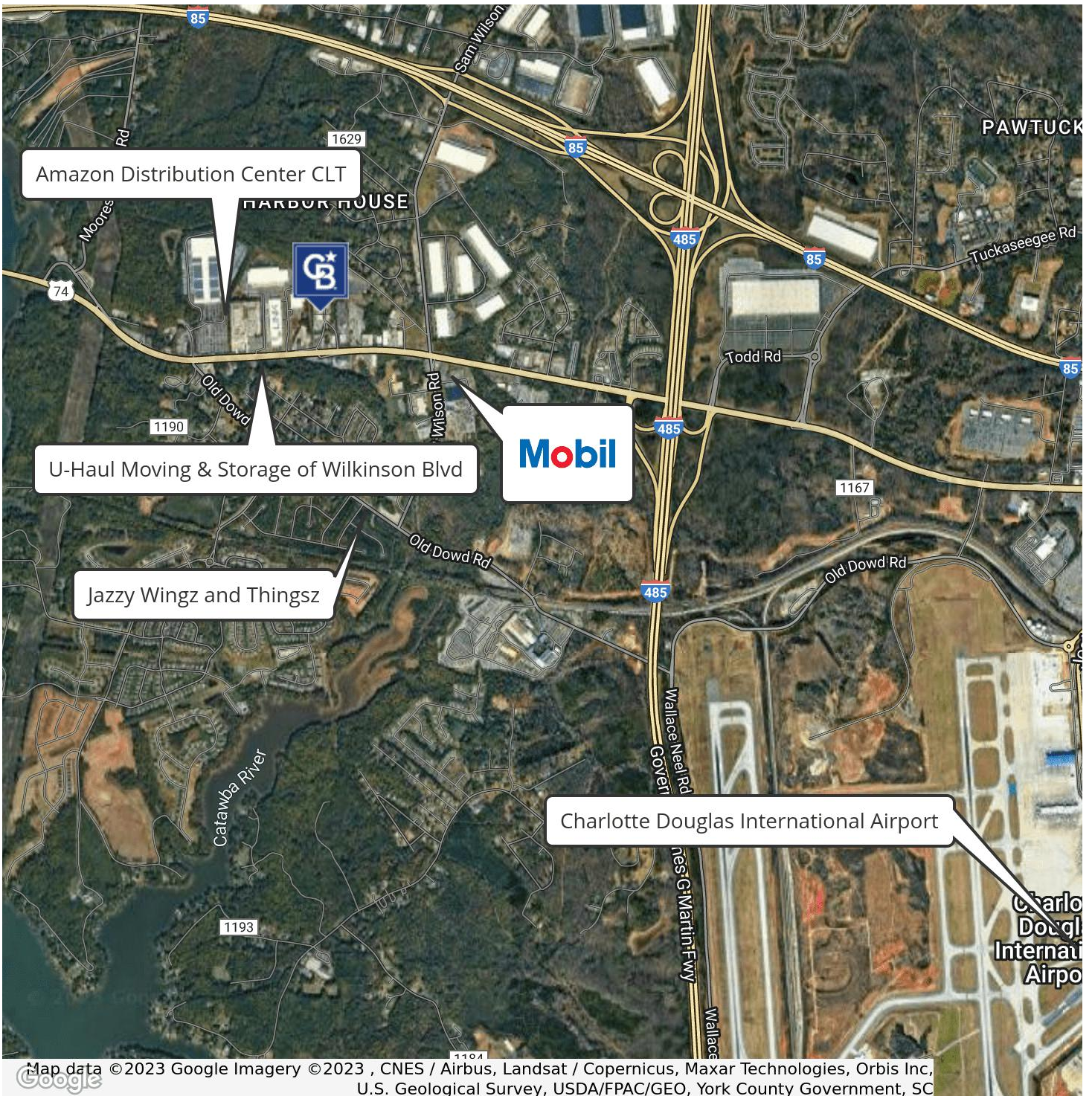


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

# SALE

## 8808 WILKINSON BLVD

8808 Wilkinson Blvd Charlotte, NC 28214



Ryan Pilsy  
980 339 9174

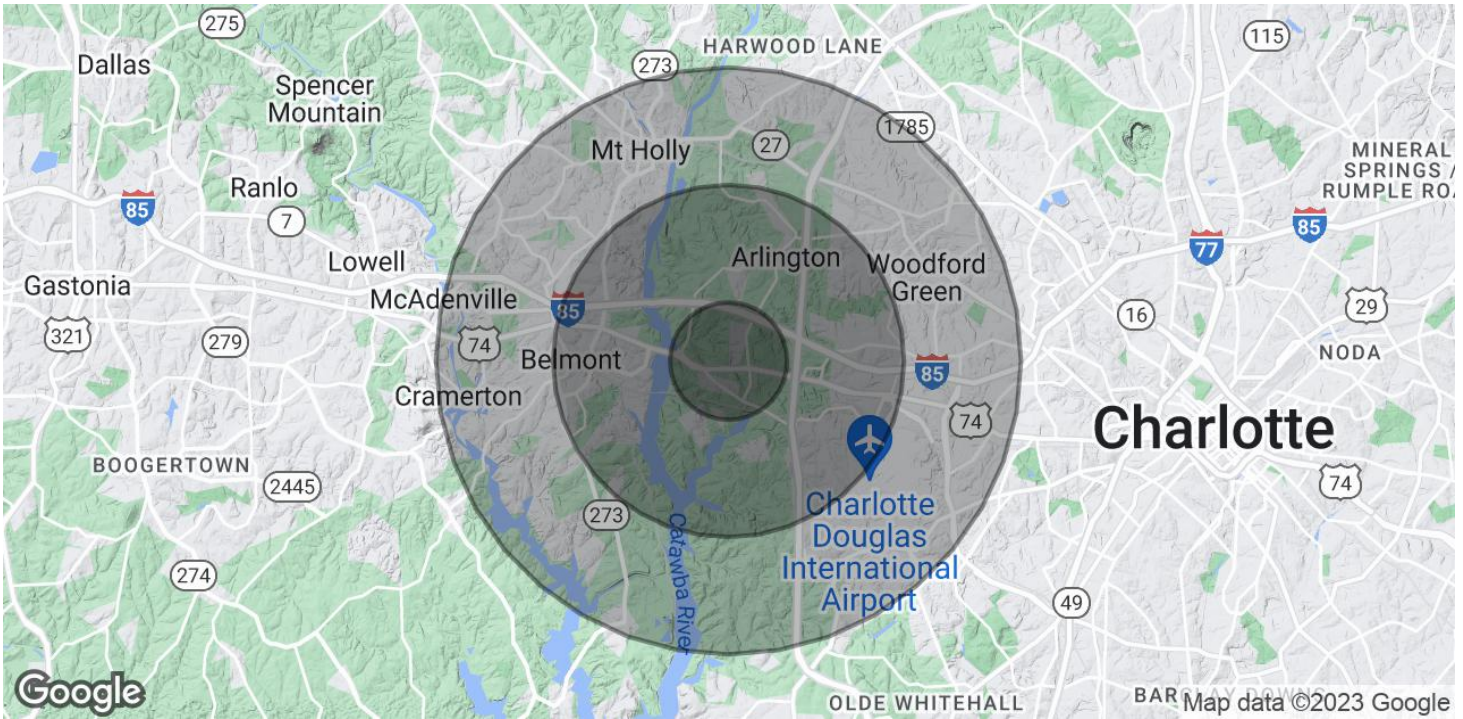


COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# SALE

## 8808 WILKINSON BLVD

8808 Wilkinson Blvd Charlotte, NC 28214



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,491	21,982	79,762
Average Age	38.4	35.7	35.8
Average Age (Male)	36	34.8	34.7
Average Age (Female)	43.9	37.7	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	589	8,122	30,254
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$91,151	\$74,382	\$70,636
Average House Value	\$229,899	\$204,138	\$171,617

\* Demographic data derived from 2020 ACS - US Census

Ryan Pilsy  
980 339 9174



COLDWELL BANKER  
**COMMERCIAL**  
REALTY