

2629 LITTLE ROCK RD.

CHARLOTTE, NORTH CAROLINA 28208

AVAILABLE LAND FOR SALE



WINGATE
BY WYNDHAM

FOOD LION

SUBWAY

FAMILY DOLLAR

Showmars
southern • fresh • greek

Walgreens

7-Eleven

Arby's

COUNTRY
INN & SUITES
BY RADISSON

Days Inn

CITGO

119,000 VPD

15,500 VPD

121,000 VPD

COMMERCIAL REAL ESTATE
THE NICHOLS COMPANY
SERVICES

PROPERTY DETAILS

LAND FOR SALE

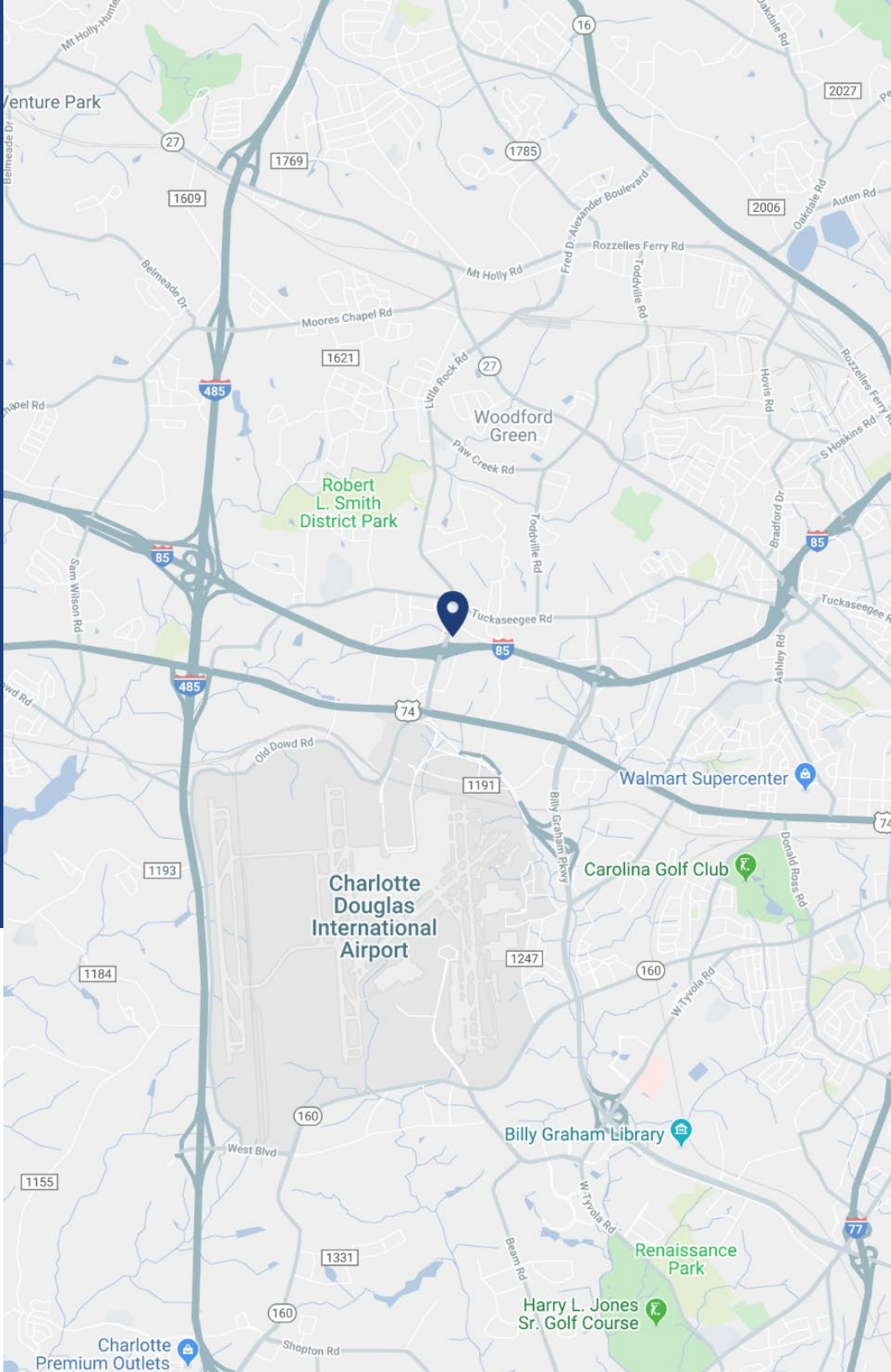
+/- 0.92 Acres available for sale right off I-85 at Exit 32 in Charlotte, NC. The site is less than 2 miles from Charlotte Douglas International Airport. Charlotte Douglas International Airport is the 11th busiest airport in the U.S. and a major hub, the second largest hub for American Airlines, with service to 178 domestic and international destinations. The site is an excellent opportunity near restaurants and hotels.

PROPERTY DETAILS

Address	2629 Little Rock Road Charlotte, NC 28208
Available AC	+/- 0.92 Acres
Zoning	General Commercial
Traffic Counts	Little Rock Rd. 15,500 VPD I-85 121,000 VPD
Sale Price	Call for Pricing
Additional Details	Less than 2 miles from Charlotte Douglas International Airport

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	3,886	39,436	115,875
Median Household Income	\$50,921	\$40,824	\$45,292
Avg. Household Income	\$58,198	\$52,219	\$61,540
Households	1,354	13,976	43,803
Daytime Employees	4,900	25,368	76,604



CLT FAST FACTS



ABOUT CLT AIRPORT

TERMINAL OPENED
MAY 2, 1982

114
GATES



1,400
DAILY AIRCRAFT MOVEMENTS

122,000
DAILY PASSENGERS

26,500+
PARKING SPACES

6,000
ACRES OF LAND

1.8M Sq. Ft.
TERMINAL WITH 5 CONCOURSES

FOUR
TOTAL RUNWAYS

100+
CONCESSIONS



x 100+
IN THE TERMINAL



NUMBERS & RANKINGS

2018
NUMBERS

46,444,380
PASSENGERS

3,230,793
INTERNATIONAL PASSENGERS

550,013
AIRCRAFT MOVEMENTS

178,805
TONS OF CARGO



2018
ACI RANKINGS*

6th IN AIRCRAFT
MOVEMENTS

11th IN TOTAL
PASSENGERS

31st IN TOTAL
CARGO

Source: Airports Council International (ACI) 2018 rankings

*Nationwide

CLT is financially self-sustaining. No general fund revenues are appropriated to the facilities or operation.



ECONOMIC IMPACT

\$23B 
ANNUAL ECONOMIC IMPACT

5% 
OF STATE GROSS PRODUCT

\$1.1B 
STATE & LOCAL TAXES

Source: NC Department of Transportation Division of Aviation



AIRLINES

178 
NONSTOP DESTINATIONS

38
INTERNATIONAL DESTINATIONS

THREE 
US TERRITORIES

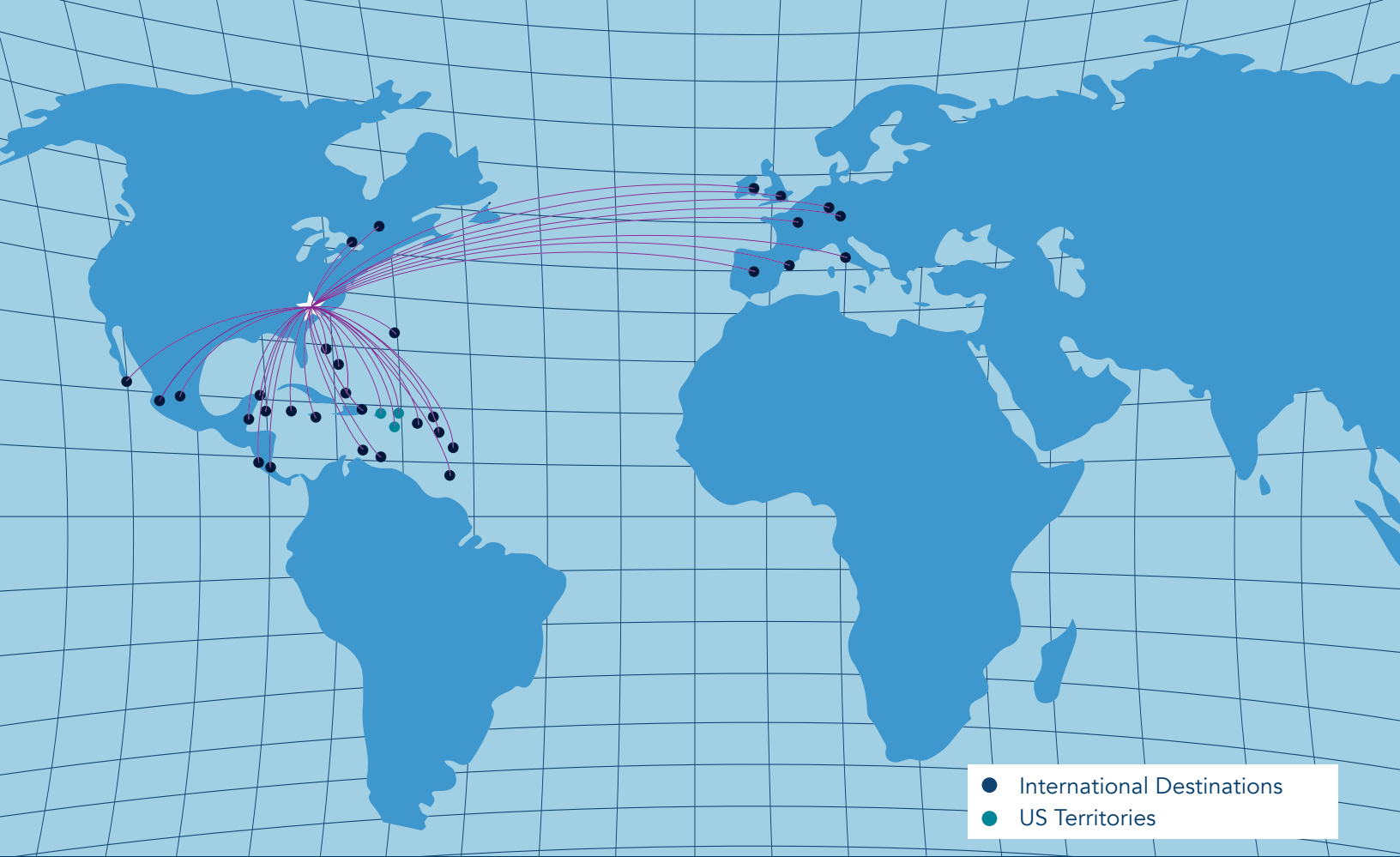
EIGHT ★★★★★★★★
DOMESTIC AIRLINES

THREE 
FOREIGN FLAG AIRLINES



@CLTAirport

JANUARY 2020



— CLT INTERNATIONAL DESTINATIONS —

INTERNATIONAL

Nonstop service to 38 destinations.

- Antigua and Barbuda*
- Aruba, Dutch Caribbean
- Barcelona, Spain*
- Belize City, Belize
- Bermuda*
- Bridgetown, Barbados
- Cancún, Mexico
- Cozumel, Mexico*
- Curaçao, Dutch Caribbean
- Dublin, Ireland*
- Eleuthera, Bahamas
- Frankfurt, Germany
- Freeport, Bahamas
- George Town, Grand Cayman Island
- George Town, Bahamas*
- Guadalajara, Mexico
- Liberia, Costa Rica*
- London, England
- Los Cabos, Mexico
- Madrid, Spain
- Marsh Harbour, Bahamas
- Mexico City, Mexico
- Montego Bay, Jamaica
- Montreal, Canada
- Munich, Germany
- Nassau, Bahamas
- Paris, France
- Puerto Plata, Dominican Republic
- Providenciales, Turks & Caicos
- Punta Cana, Dominican Republic
- Rome, Italy
- San José, Costa Rica
- Santo Domingo, Dominican Republic

- St. George, Grenada
- St. Kitts and Nevis*
- St. Lucia
- St. Maarten, Dutch Caribbean
- Toronto, Canada

U.S. TERRITORIES

- San Juan, Puerto Rico
- St. Croix, U.S. Virgin Islands
- St. Thomas, U.S. Virgin Islands

* Seasonal service



CONTACT

JOHN HADLEY

john@thenicholscompany.com

704.373.9797



THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

(O) 704.373.9797

(F) 704.373.9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

