



LAND

**FOR SALE  
OR LEASE**

**6901 NORTH GRAHAM STREET | CHARLOTTE**

Excellent location for a retail/commercial development adjacent to Walgreens at a signalized intersection.

**ZACH DANIEL, CCIM**

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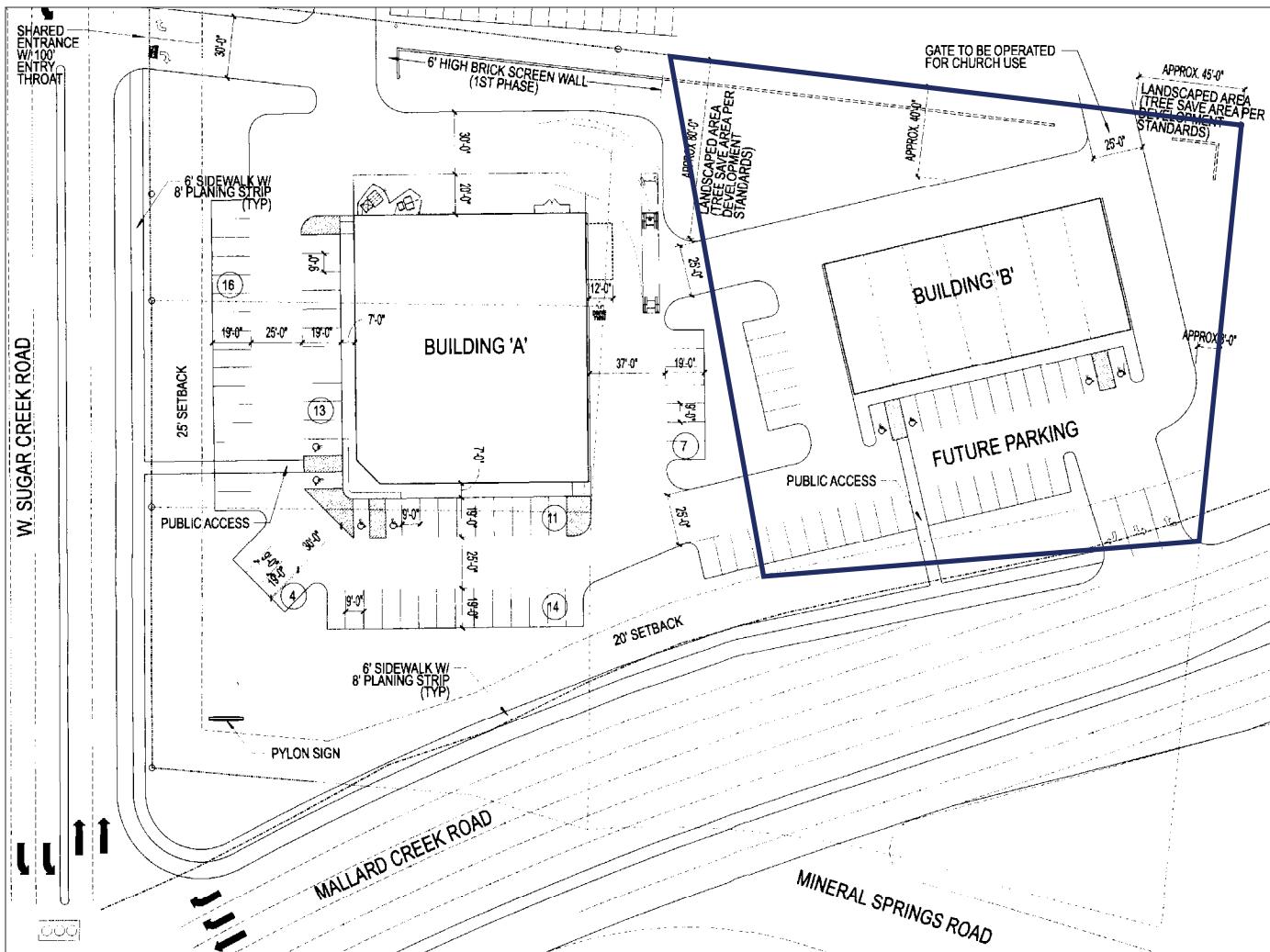
**KEVIN MITCHELL**

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## DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,248	80,164	243,733
Households	3,547	31,827	98,568
Avg HH Income	\$92,811	\$81,938	\$94,208

## PROPERTY INFORMATION

**PID**  
04703215

**ACREAGE**  
1.26± Acres\*

**ZONING**  
"NS"

### FEATURES

- Retail/commercial opportunity
- Buildable up to 9,100± SF with 36 parking spaces
- Adjacent to Walgreen's with cross access provided and curb cut

**SALE PRICE**  
\$525,000

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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