



AVAILABLE
FOR SALE

ASHLEY GREEN

2719 Ashley Rd
Charlotte, NC 28208



LEGACY

LOCATION OVERVIEW

ASHLEY PARK

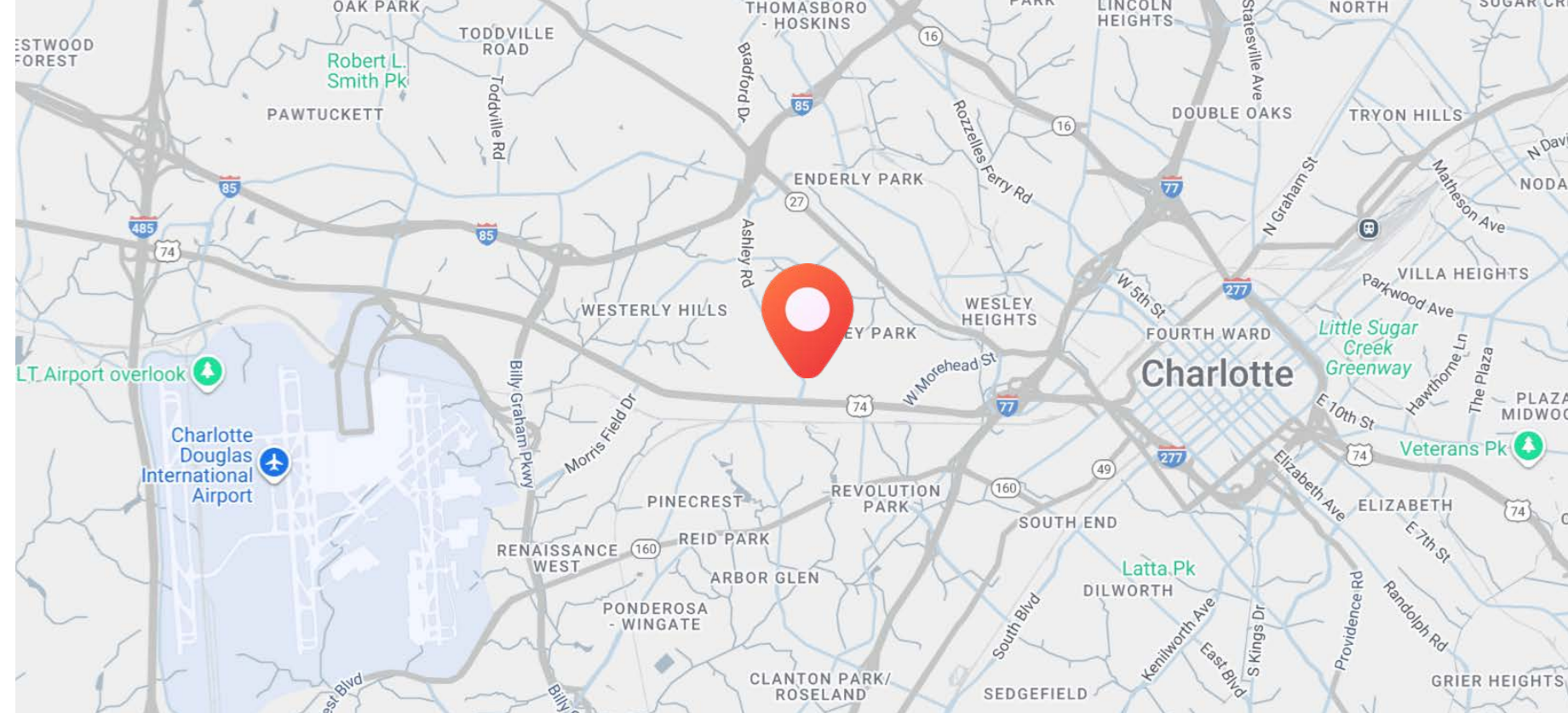
Ashley Park is a west Charlotte neighborhood just minutes from Uptown, combining established character with growing urban energy. Its location provides easy access to the Charlotte Airport, South End, and the emerging Iron District. Sitting along the proposed LYNX Silver Line, Ashley Park is poised for future transit connectivity, and ongoing investment is helping it evolve into a vibrant westside hub.

WESTERLY HILLS

Westerly Hills is a quiet, well-established west Charlotte neighborhood known for its tree-lined streets and close knit community. Convenient to Uptown and Charlotte Douglas International Airport, it offers both comfort and accessibility. The proposed LYNX Silver Line will enhance its connectivity, and revitalization efforts are making Westerly Hills an increasingly desirable neighborhood.

IRON DISTRICT

The Iron District is a dynamic mixed-use development bridging Uptown and South End on the historic Charlotte Pipe & Foundry site. Designed as a “live-work-play” community, it features residences, offices, retail, dining, and cultural spaces. Adjacent to Bank of America Stadium, the Iron District emphasizes walkability and public spaces, positioning it as a key hub in Charlotte’s urban growth.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	9,512	94,184	215,003
Population Growth (2025-2030)	3.99%	4.16%	3.11%
Households	4,386	47,959	104,007
Average Household Income	\$83,421	\$122,193	\$131,100
Businesses	591	7,559	15,406
Employees	7,402	112,878	219,656



CHARLOTTE DOUGLAS INT’L AIRPORT



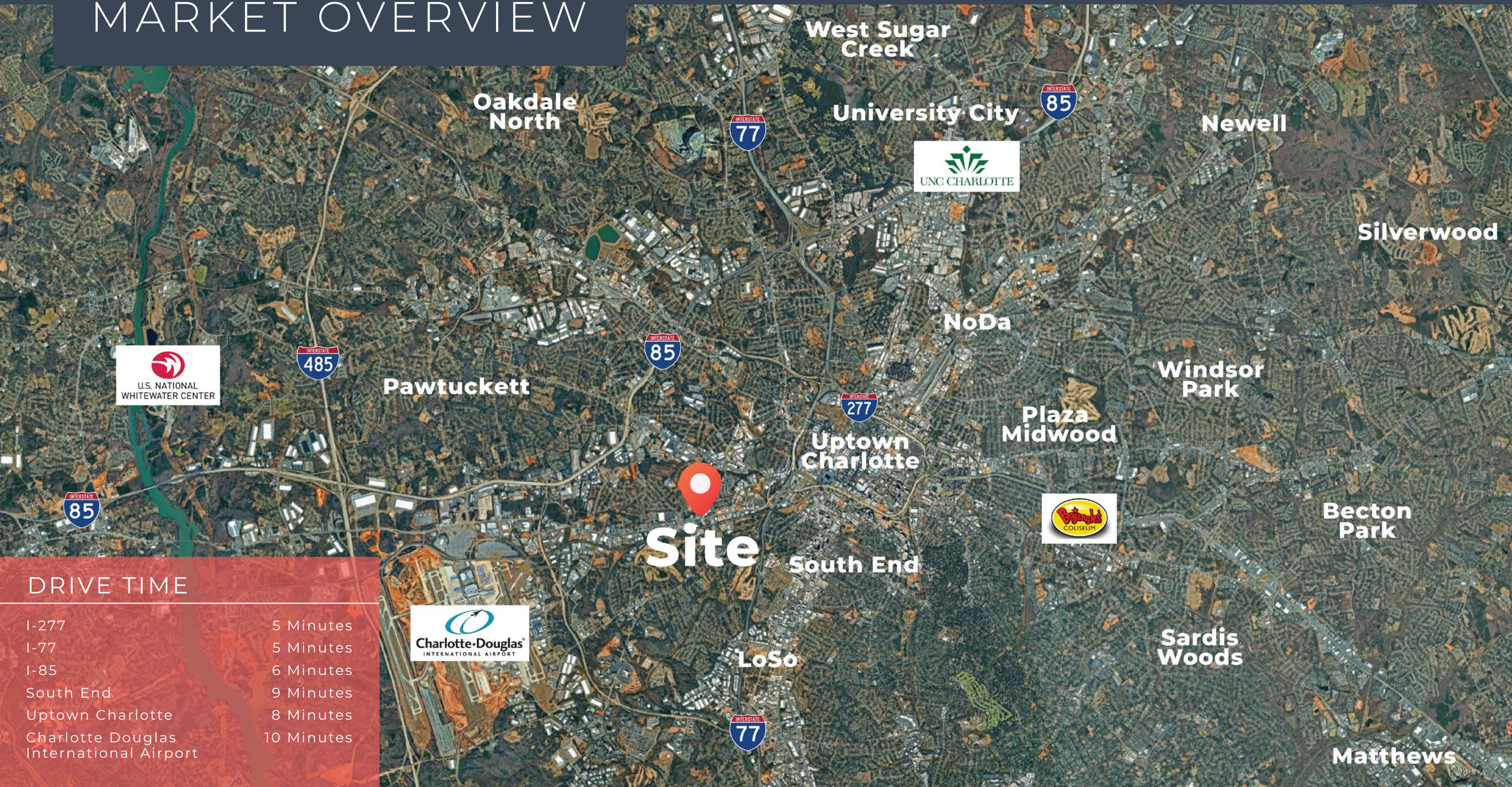
IRON DISTRICT



CAROLINA GOLF CLUB

[illegible]

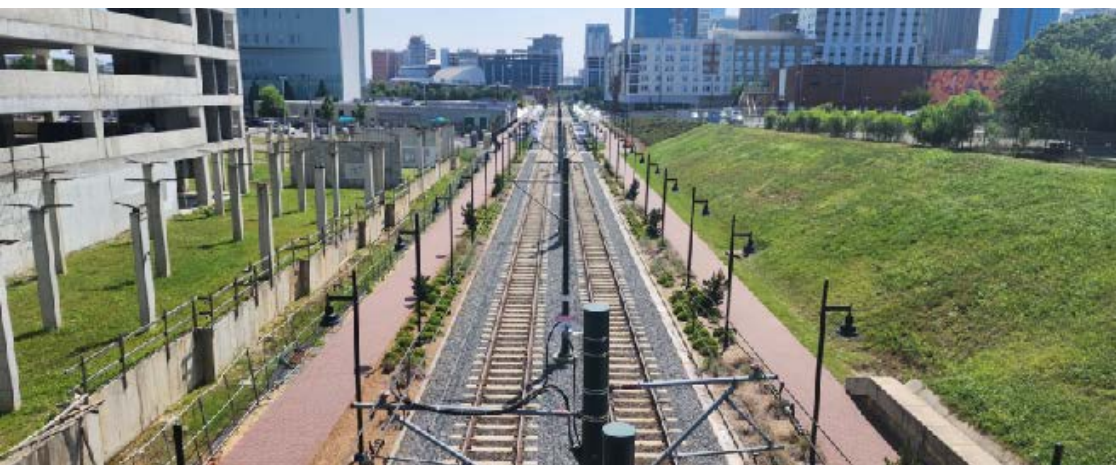
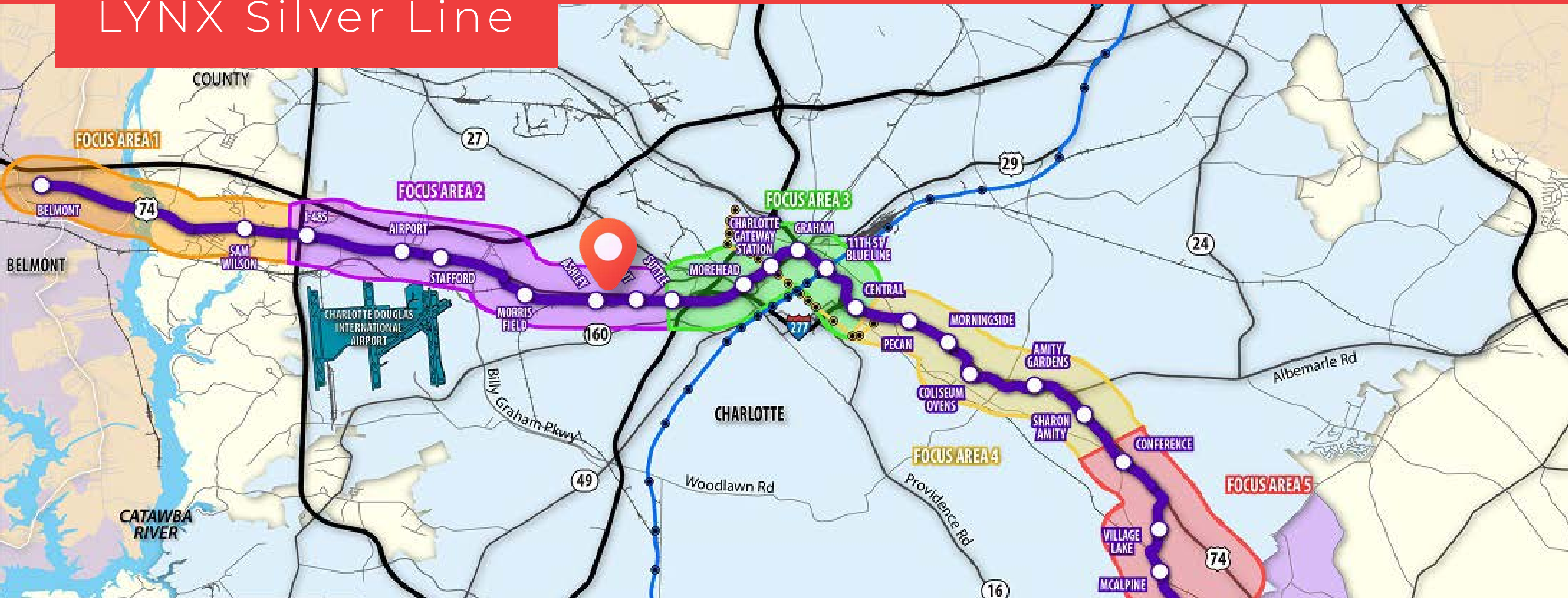
MARKET OVERVIEW



DRIVE TIME

I-277	5 Minutes
I-77	5 Minutes
I-85	6 Minutes
South End	9 Minutes
Uptown Charlotte	8 Minutes
Charlotte Douglas International Airport	10 Minutes

LYNX Silver Line



CHARLOTTE AT A GLANCE

#1

Millennial Moving
Destination
(Smartasset)

1.3%

Projected Annual Job
Growth
(Forbes)

#3

Housing Market
in 2021
(Realtor.com)

#5

Fastest Growing City
in the US in 2021
(US Census Bureau)

#5

Best City for Jobs
in the US (Forbes)

#15

Largest City
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME



NUCOR Honeywell



COMMScope®
now meets next



EXCLUSIVE ADVISORY TEAM

ANDREW BLUMENTHAL

Senior Broker
(704) 618-1802
ablumenthal@legacyCRE.com

AMY TUCKER

Broker
(843) 329-9639
amy@legacyCRE.com

DISCLAIMER

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.



LEGACY

1001 Elizabeth Avenue, Suite 1-D
Charlotte, NC 28204

(704) 373-1800
info@legacycre.com