

# FOR SALE OR LEASE

## Great Charlotte Retail Building 7215 Smith Corners Blvd. and I-77



**Location:** Long I-77 frontage at the Harris Blvd Exit 18 directly across from North Lake Mall. Close to I-485 and in development with other major retailers.

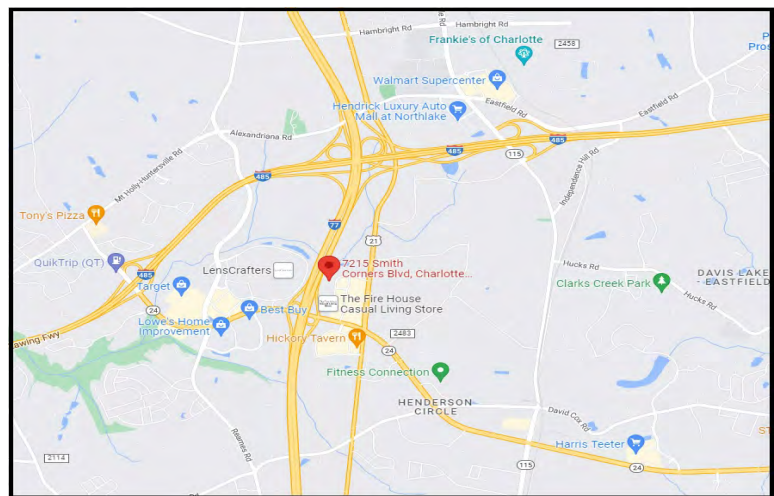
**Building:** 36,735 +/- Square Feet with high quality deluxe interior with high ceilings, large skylight and many architectural features. Built in 2003.

**Acres:** 3.09 +/- with some common parking

**Zoning:** ML-1 some Property Owners Association regulations

**Tax**

**Parcel:** 025-092-32



FOR FURTHER DETAILS CONTACT:  
**JOHN N. JONES**  
Direct: 704-408-8166 | Email: [jjones@gsrnc.net](mailto:jjones@gsrnc.net)

**GIBSON SMITH REALTY CO.**  
1057 E. Morehead Street, Suite 300  
Charlotte, NC 28204  
[www.gsrnc.net](http://www.gsrnc.net)



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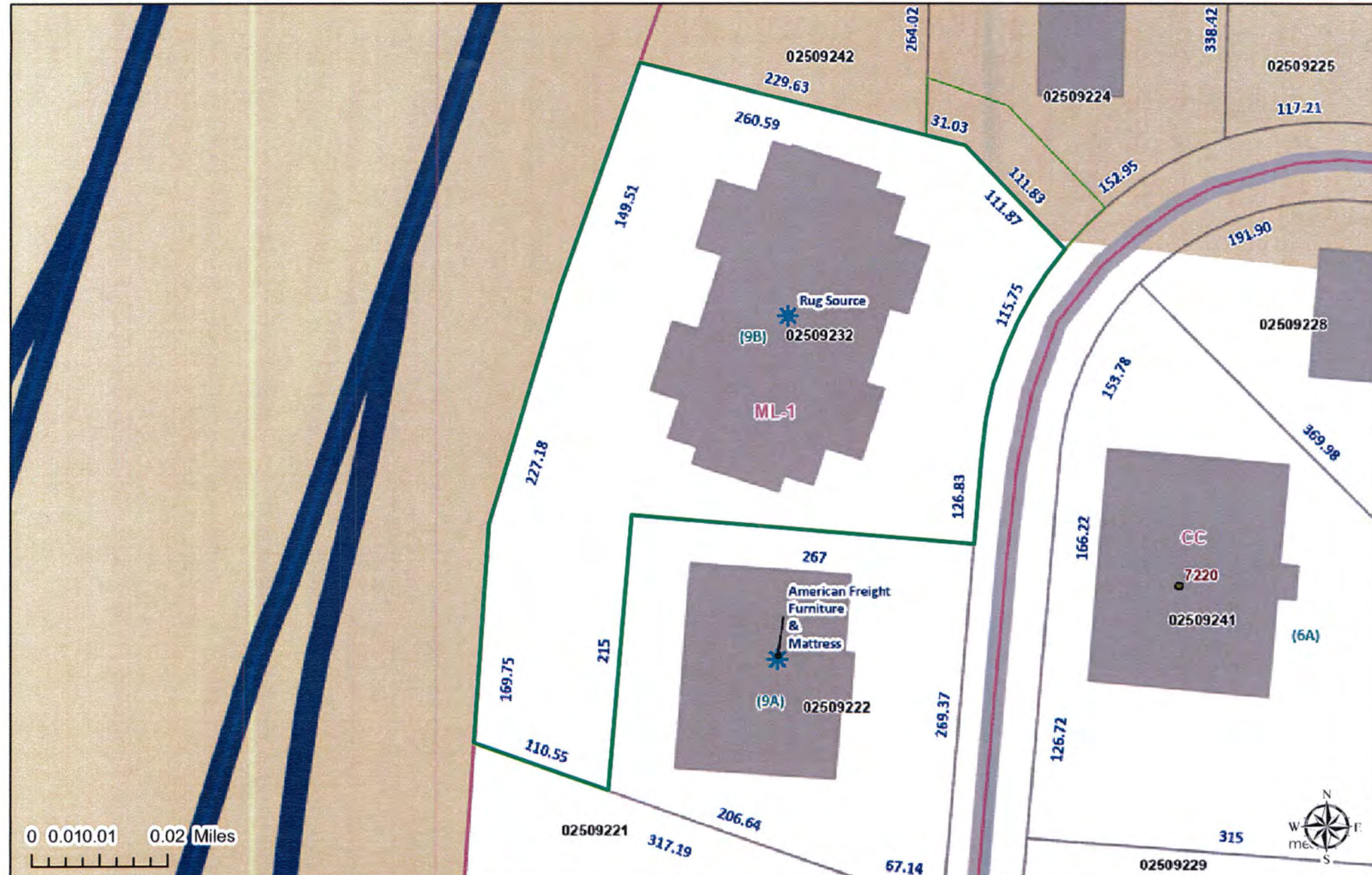
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# Polaris Map – Mecklenburg County, North Carolina

7215 Smith Corners Blvd. ML-1 zoned

Date Printed: 10/2/2024 1:59 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

# Polaris Map – Mecklenburg County, North Carolina

7215 Smith Corners Blvd. ML-1 zoned

Date Printed: 10/2/2024 2:00 PM



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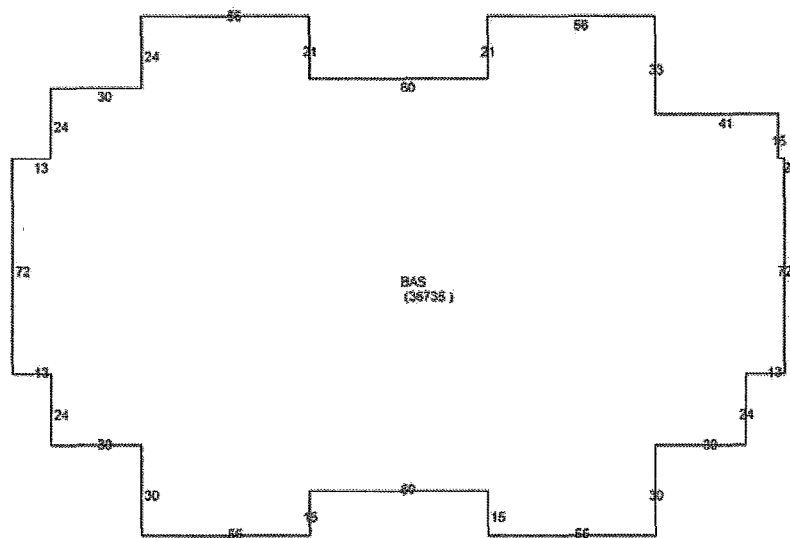
7215 Smith Corners Blvd. ML-1 zoned

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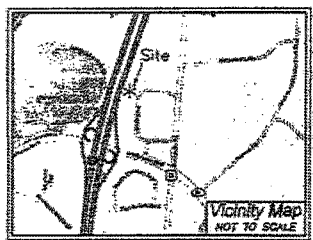
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|                   |                    |
|-------------------|--------------------|
| Finished Area     | 36,735             |
| Year Built        | 2003               |
| Built Use / Style | FURNITURE SHOWROOM |
| Grade             | AVERAGE            |
| Story             | 1 STORY            |
| Heat              | PACKAGE ROOF       |
| Fuel              | GAS                |
| Foundation        | SLAB-COMMMERCIAL   |
| External Wall     | FACE BRICK         |
| Fireplace(s)      | 0                  |
| Full Bath(s)      | 0                  |
| Half Bath(s)      | 0                  |
| Bedroom(s)        | -                  |
| Total (SqFt)      | 36,735             |



| YEAR BUILT | TYPE        | QUANTITY | UNITS | VALUE    |
|------------|-------------|----------|-------|----------|
| 2003       | WASTE BIN   | 1        | 231   | \$900    |
| 2004       | ASPH PAVING | 1        | 60000 | \$94,500 |
| 2004       | DOCK LEVEL  | 2        | 1     | \$6,500  |

## VALUE CHANGES



Get Shure You Shide  
North Carolina One Call  
1-800-552-6145  
IT'S THE LAW  
http://www.1call800.org

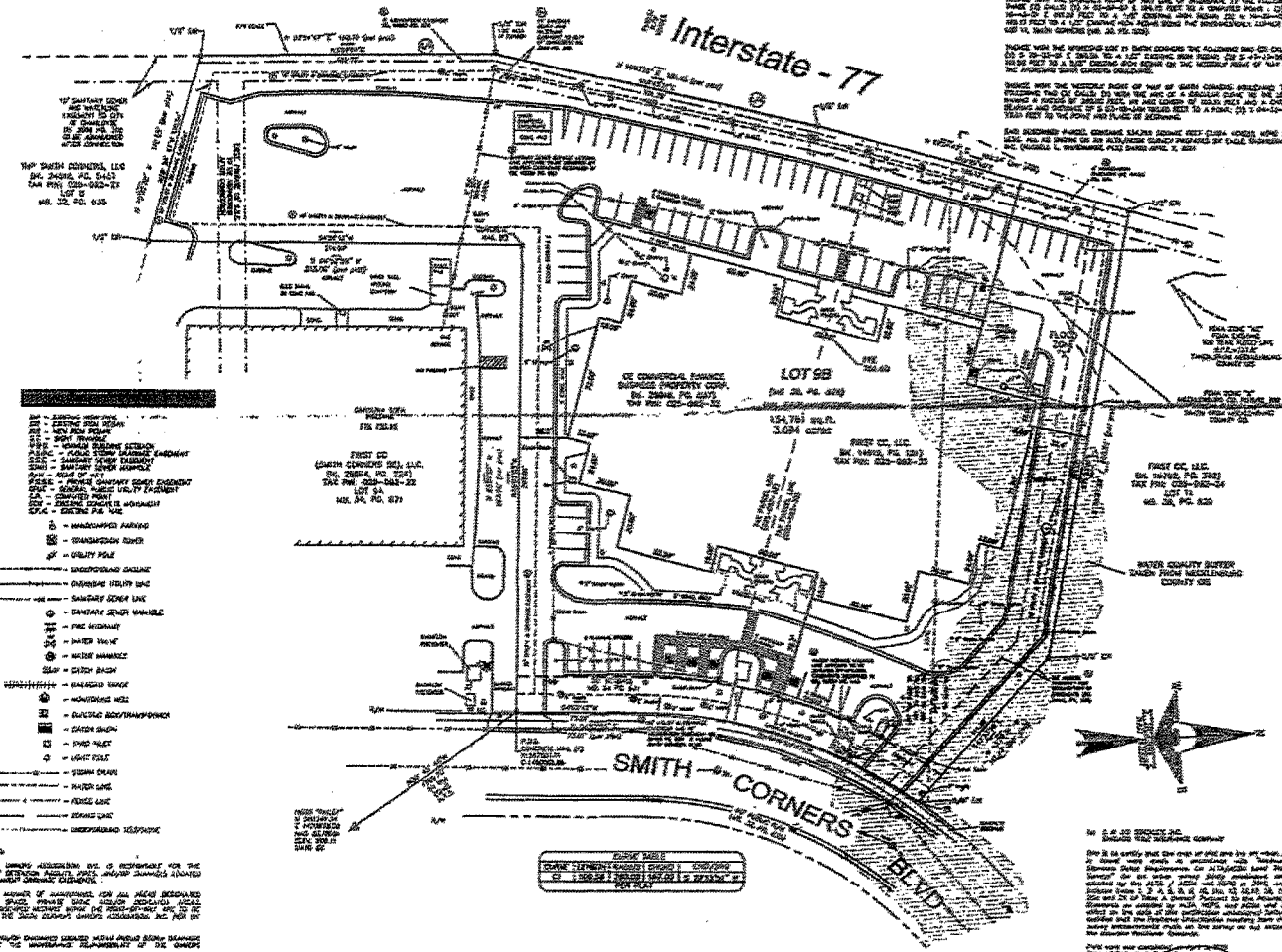
OWNER  
RVP 721-0257 BLAKE POWER CO.  
TELEPHONE  
704-433-1300 NOE CORP/ENR  
MAILING ADDRESS  
2704 23rd Street  
Charlotte, NC 28203  
2704 23rd Street  
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Charlotte, NC 28203

According to the preliminary plat, the property is located in the City of Charlotte, North Carolina, and is situated in the County of Mecklenburg. The property is located in the City of Charlotte, North Carolina, and is situated in the County of Mecklenburg. The property is located in the City of Charlotte, North Carolina, and is situated in the County of Mecklenburg.

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 10/10/2001 BY 60322 UCBAW/STP  
REASON: 25X1

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LOT 98, SMITH CORNERS  
CHARLOTTE, MECKLENBURG CO.,  
NORTH CAROLINA  
FOR THE SURVEY OF  
L. & J.G. STICKLEY, INC. &  
CHICAGO TITLE INSURANCE CO.

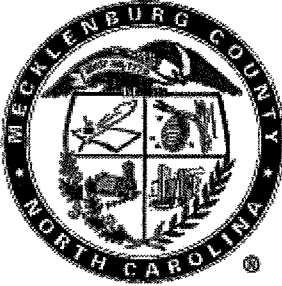
ALTA/ACSM SURVEY

DATE: APRIL 7, 2011  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: 1" = 40'

1.0



000150010520242024000000



## Property Tax Bill Detail

**RUGSOURCE OUTLET INC Property Tax**      **Real Property**

Description: **L9B M38-829**      Bill Status: **PAID**

Location: **7215 SMITH CORNERS**      Bill Flag:

**BV CHARLOTTE NC**      Bill #: **0001500105-2024-2024-0000-00**

**28269**      Old Bill #:

Mailing Address: **1000 E SUGAR CREEK RD**      Old Account #:

**CHARLOTTE NC 28205**      Due Date: **9/1/2024**

Parcel #: **02509232**      Interest Begins: **1/7/2025**

Lender:

|                             | Value              | Rate  | Tax Districts | Description | Amount                           |
|-----------------------------|--------------------|-------|---------------|-------------|----------------------------------|
| Real                        | \$3,513,300        | .4831 | MECKLENBURG   | Tax         | \$16,972.75                      |
| Deferred                    | \$0                |       |               |             |                                  |
| Use                         | \$3,513,300        | .2741 | CHARLOTTE     | Tax         | \$9,629.96                       |
| Personal                    | \$0                |       |               |             |                                  |
| Exempt & Exclusion          | \$0                |       |               |             | Interest: \$0.00                 |
|                             |                    |       |               |             | <b>Total Billed: \$26,602.71</b> |
| <b>Total Assessed Value</b> | <b>\$3,513,300</b> |       |               |             |                                  |

### Transaction History

| Date      | Type    | Paid By              | Trans #  | Amount      |
|-----------|---------|----------------------|----------|-------------|
| 8/23/2024 | PAYMENT | RUGSOURCE OUTLET INC | 14522157 | \$26,602.71 |

**Current Due: \$0.00**