

# FOR SALE

## LAND

### Harrisburg, NC



4875 NC HWY 49 S

Harrisburg, NC 28075

#### Prime commercial land for sale in Harrisburg, NC —

2.4 acres offered at \$1,525,000. This high-visibility tract is located along NC Highway 49, one of the busiest corridors in the region with 35,500 cars per day. Just minutes from Charlotte and I-485, the property sits in a rapidly growing commercial district surrounded by retail, office, and service businesses. The site features valuable frontage on Oakley Drive, with access to two traffic lights on either side of the block, maximizing exposure and accessibility. Ideal for a wide range of commercial uses, including office space, medical, or retail development, this tract provides a rare opportunity to secure prime land in a thriving submarket of the Charlotte metro area.

**NORTHSTATE**  
PROPERTY ADVISORS

 **NPA**

704.782.7777  
[nparealestate.com](http://nparealestate.com)

- ±2.4 Acres for Sale
- Asking Price: \$1,525,000
- 35,500 cars per day along hwy 49
- Commercial Land
- Call for more information

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### DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius
Population	5,290	27,504
Unemployment Rate	1.21%	2.15%
Average Household Income	\$92,975	\$81,450
Median Household Income	\$89,819	\$77,602

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