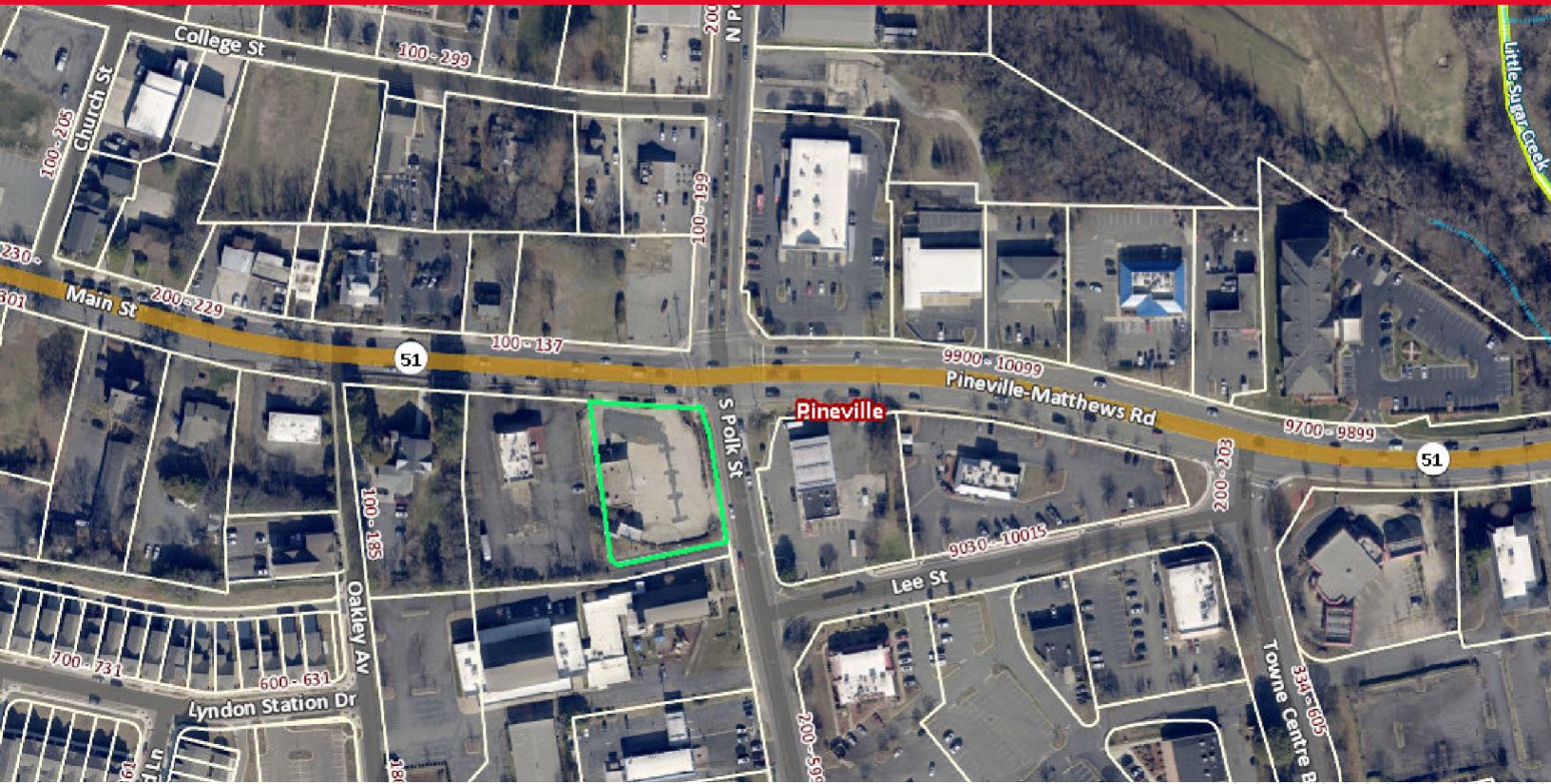


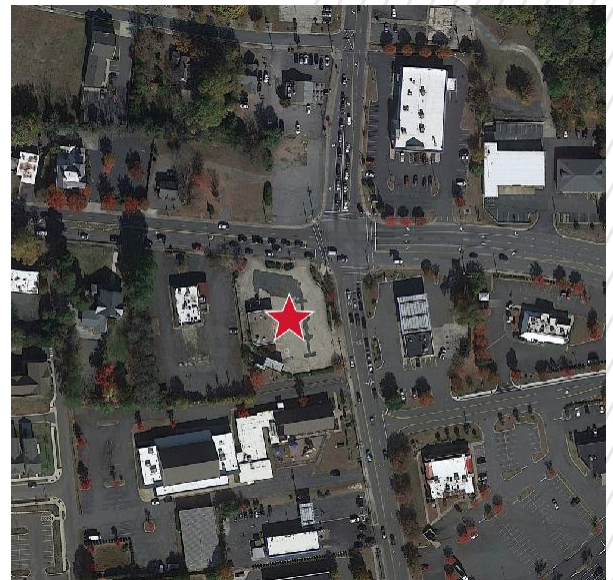
FOR SALE
0.74 Acre Parcel - 100 S. Polk Street
Pineville, NC



PROPERTY HIGHLIGHTS

Located at the signalized intersection of S. Polk Street and Pineville-Matthews Road. Excellent visibility from both highly traveled roads.

BUILDING SF	2,319	SIGNAGE TYPE	N/A
LAND SF	32,571	1-MILE (POP.)	3,757
YEAR BUILT	1998	3-MILE (POP.)	62,303
PARKING	N/A	MED. INCOME	\$76,463
TRAFFIC COUNTS	18,000 VPD	SPACE USE	Retail / Financial / mixed use



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FOR SALE

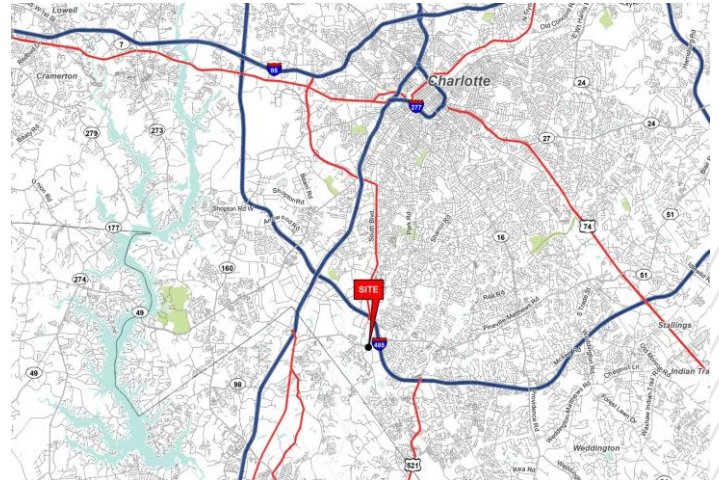
0.74 Acre Parcel - 100 S. Polk Street Pineville, NC

AREA INFORMATION

Located in a growth market of the Charlotte MSA. This area is located on the outskirts of downtown Pineville.

LEGAL INFORMATION

TAX PARCEL ID	22106408
2021 RE TAXES	\$13,566
ZONING	DC (Downtown Core District)



- Corner parcel at traffic signal
- Excellent visibility
- Located in Downtown Overlay District
- Site is well suited for redevelopment



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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