

# 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
LAND SF	32,571
YEAR BUILT	1998
PARKING	N/A
TRAFFIC COUNTS	18,000 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	3,757
3-MILE (POP.)	62,303
MED. INCOME	\$76,463
SPACE USE	Retail / Financial / mixed use



#### **JEFF SCHEIDEGGER**

Account Contact +1 314 384 8662 jeff.scheidegger@cushwake.com

# FRANCES CRISLER

+1 704 620 6014

frances.crisler@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



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

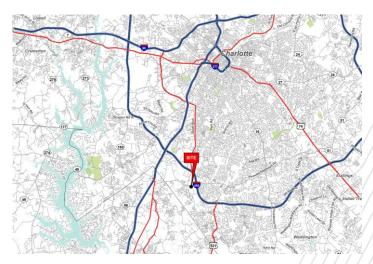
### **AREA INFORMATION**

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:

#### **JEFF SCHEIDEGGER**

Account Contact +1 314 384 8662 jeff.scheidegger@cushwake.com FRANCES CRISLER +1 704 620 6014 frances.crisler@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.