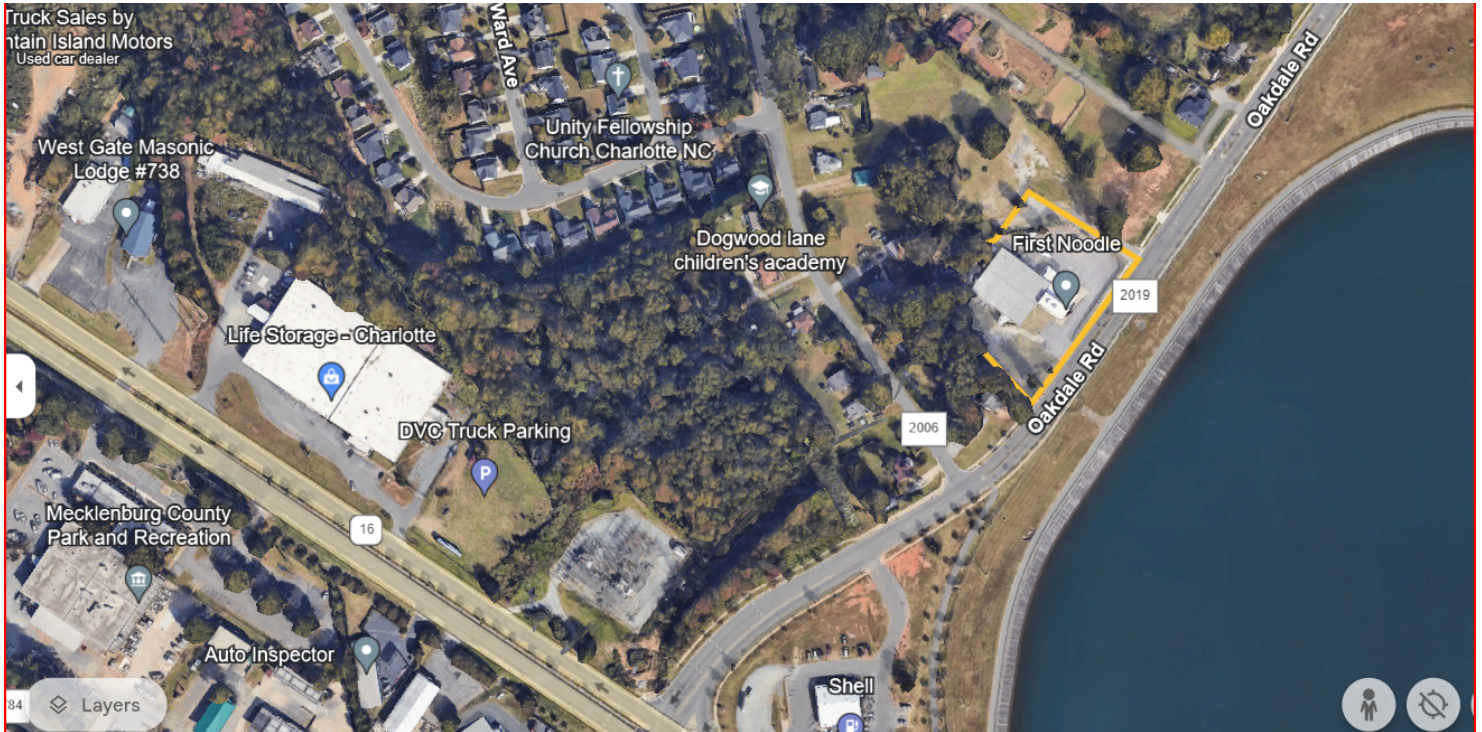


16220 SF INDUSTRIAL BUILDING - NORTH CHARLOTTE

333 OAKDALE RD, CHARLOTTE, NC 28216

**PROPERTY DESCRIPTION**

Property has easy access to I-85 and I-485, located off Hwy 16 in NW Charlotte. Property is currently vacant. Last use was a food manufacturing facility. Includes walk-in freezer and walk in coolers.

PROPERTY HIGHLIGHTS

- Easy access to I-85, I 485, uptown and airport
- Includes newer coolers and freezers
- Located just off Highway 16 Brookshire BLVD.
- Includes 1.89 AC fully fenced

OFFERING SUMMARY

Sale Price:	\$2,690,000
Number of Units:	1
Lot Size:	66,367 SF
Building Size:	16,210 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,780	63,703	253,334
Total Population	4,338	148,458	581,722
Average HH Income	\$50,066	\$64,141	\$82,220

**EXECUTIVE**

Each office independently owned and operated

SCOTT MLADENIK
Broker-In Charge - Commercial Division

704.602.5900

scott.mladenik@remax.net

NC #276355

CHARLOTTECOMMERCIALREALTY.COM

19600 W Catawba Ave
Cornelius, NC 28031

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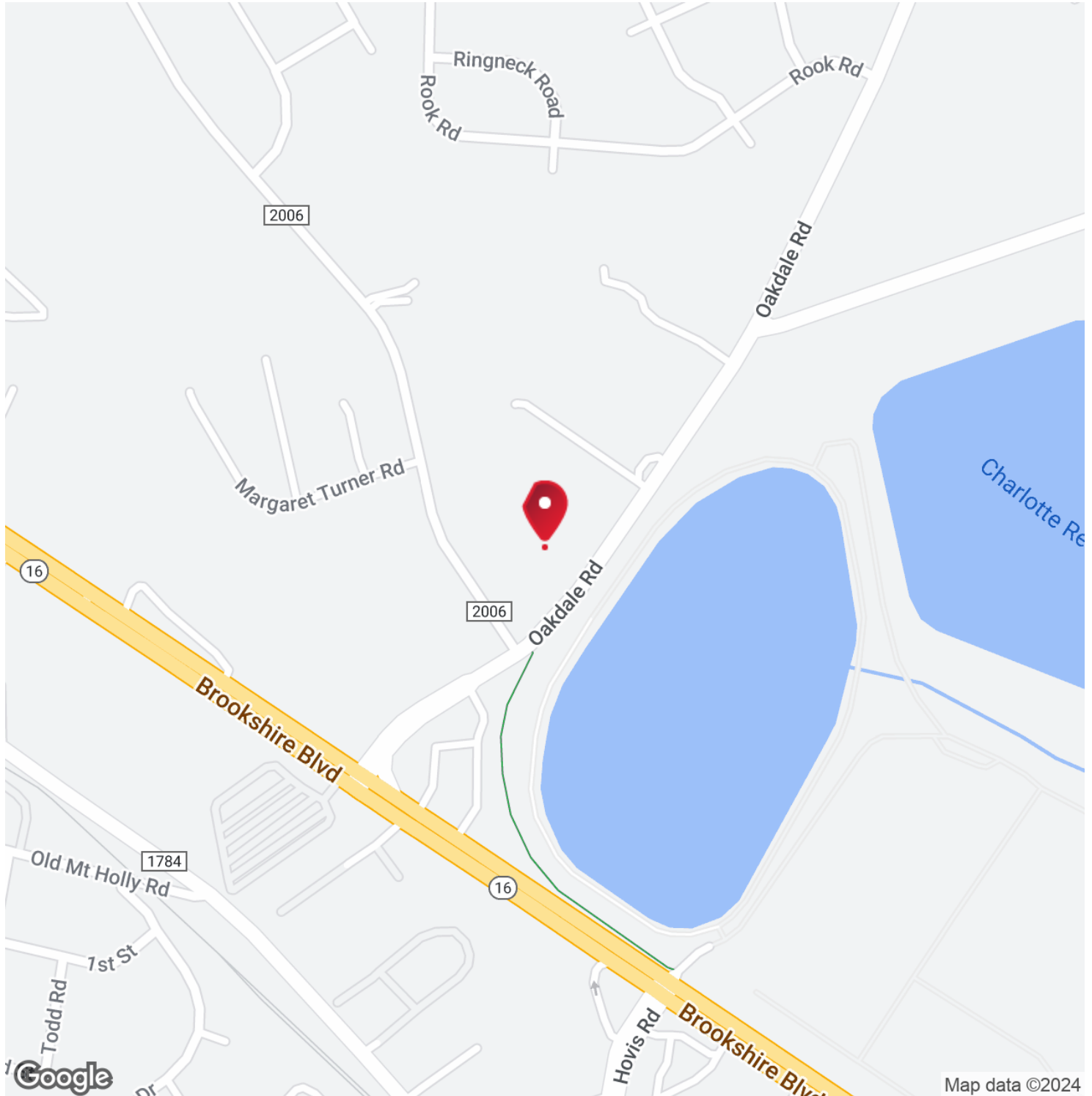
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

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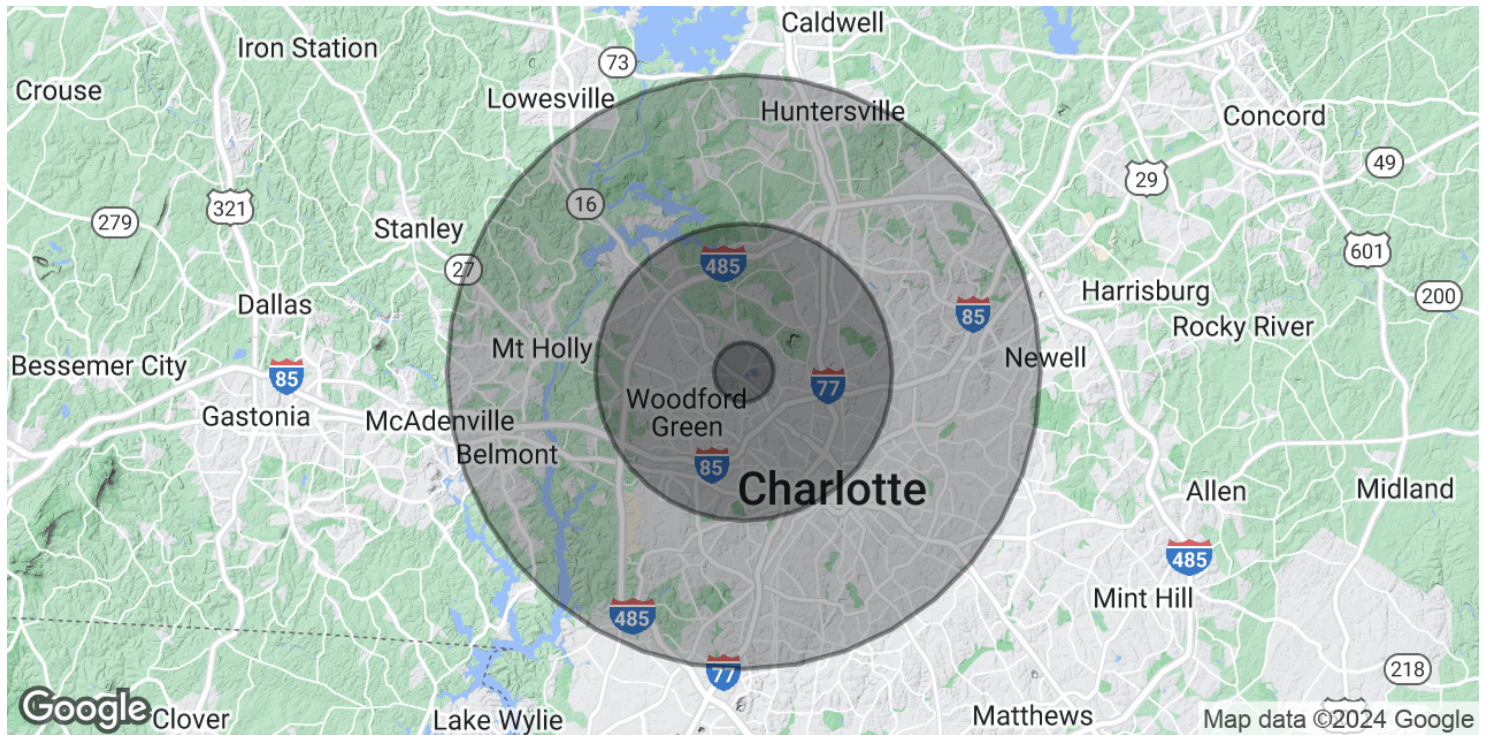
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333 OAKDALE RD, CHARLOTTE, NC 28216



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,338	148,458	581,722
Average Age	34.1	34.7	35.0
Average Age (Male)	30.4	33.8	34.1
Average Age (Female)	40.6	36.5	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,780	63,703	253,334
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$50,066	\$64,141	\$82,220
Average House Value	\$103,260	\$156,700	\$247,678

* Demographic data derived from 2020 ACS - US Census



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