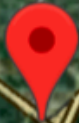


FRG WEST SUGAR CREEK
FRAZIER REALTY GROUP

3701 Freedom Dr



16



SUGAR CREEK



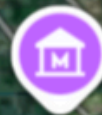
NODA

Charlotte

WINDSOR

160

SOUTH END



The Mint Museum
– Randolph

49

YORKMOUNT

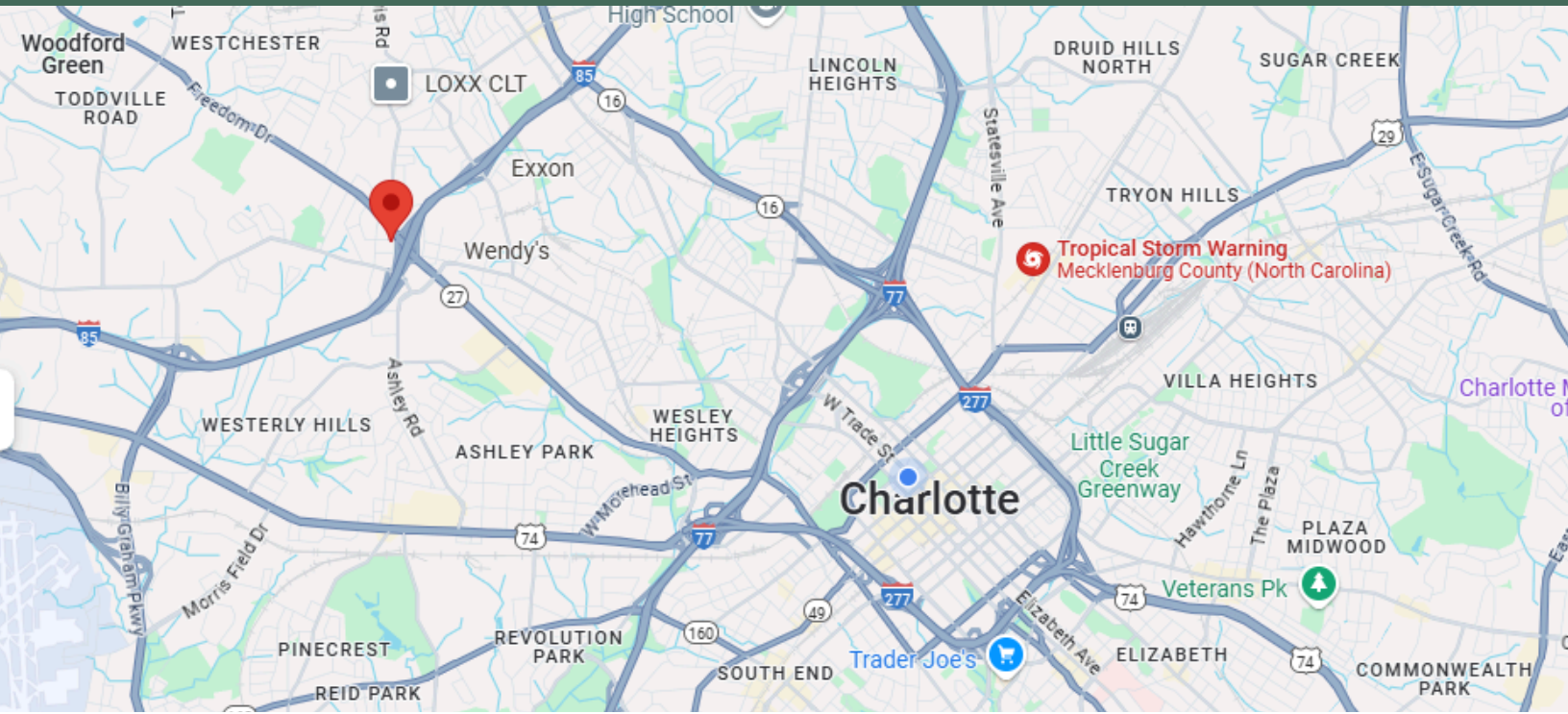
Commercial Bldg FOR SALE - 2,673 SF

3701 Freedom Drive
Charlotte, NC 28208



John Spivey
 (980) 533-5466
 John@frg-commercial.com

Vikki Harmon
 (704) 780-2077
 vikki@frg-commercial.com



Offering Summary:

- Call for potential purchase Price
- Zoning: B-2
- Lot Size: 0.24 acres - 10,454 SF
- Market: Mecklenburg County
- Parcel ID: 05901322

Available Acreage	Lot Size
0.24 AC	10,454 SF

Property Highlights:

- ~ 4 miles from Charlotte City Center
- ~ 4 miles from CLT Airport
- Immediate I-85 Access
- NW Charlotte Submarket

Property Information:

Freestanding 2,673 SF Commercial Building located in the thriving Northwest Charlotte area less than 5 miles from Charlotte City Center.

This building is zoned B-2 which allows for multiple business purposes and is nestled right off of Interstate 85 within close proximity of highway/interstate access as well as the CLT Airport.

Property is well suited for a growing business and could also serve as a solid business investment as well. Great opportunity for purchase as the seller is highly motivated to sell.

Please bring your offer!!!

Building being sold in AS-IS condition.



John Spivey
 (980) 533-5466
 john@frg-commercial.com

Vikki Harmon
 (704) 780-2077
 vikki@frg-commercial.com

Demographics:

Population	2 mile	5 mile	10 mile	Households	2 mile	5 mile	10 mile
2020 Population	30,022	173,435	642,301	2020 Households	11,488	77,094	268,588
2024 Population	33,616	191,034	683,858	2024 Households	12,989	85,727	286,379
2029 Population Projection	36,060	204,384	728,156	2029 Household Projection	13,967	91,943	305,308

Income	2 mile	5 mile	10 mile
Avg Household Income	\$64,499	\$90,870	\$94,964

Traffic Volume:

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Freedom Drive	Lucky Penny St SE	25,502	2022	0.08 mi
Freedom Dr	Bradford Dr NW	22,358	2020	0.11 mi
Tuckasegee Rd	I-85 E	10,677	2022	0.18 mi
Freedom Dr	Ellie Ln SE	36,193	2022	0.22 mi
Freedom Dr	Ashley Rd SE	36,975	2022	0.30 mi

Commercial Building FOR SALE - Zone B-2

3701 Freedom Drive, Charlotte, NC 28208



~ 227 West 4th St. ~ Charlotte, NC 28202 ~ Ste 218
 www.frg-commercial.com



John Spivey
(980) 533-5466
John@frg-commercial.com

Vikki Harmon
(704) 780-2077
vikki@frg-commercial.com

Frazier Realty Group is a full service commercial real estate firm serving North Carolina and South Carolina. Our team approach is unique. We analyze projects, develop action plans, and work on transactions collectively. Our professionals deliver individual, customized services and solutions by actively advising, implementing and managing on behalf of landlords, tenants, and investors through every stage of the commercial real estate process. Frazier Realty Group offers local market expertise with an entrepreneurial spirit. Rely on Frazier Realty Group professionals to help secure the right space to lease or purchase. Our offerings include Retail, Office, Multi-Family, Land, and Industrial/Flex.

FRG

FRAZIER REALTY GROUP

Commercial Building FOR SALE - Zone B-2

3701 Freedom Drive, Charlotte, NC 28208



- 227 West 4th St. - Charlotte, NC 28202 - Ste 218
www.frg-commercial.com