



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

FOR SALE

3717 Freedom Drive
Charlotte, NC 28079

**AVISON
YOUNG**

Property highlights

Owner user or redevelopment opportunity for sale

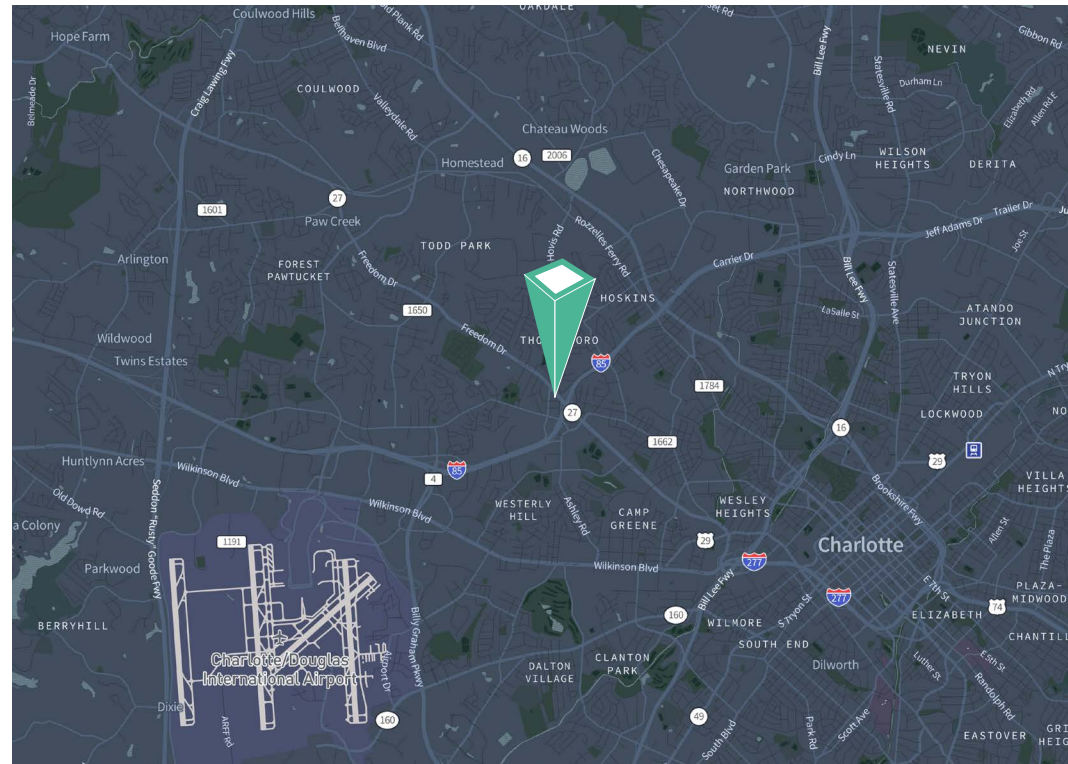
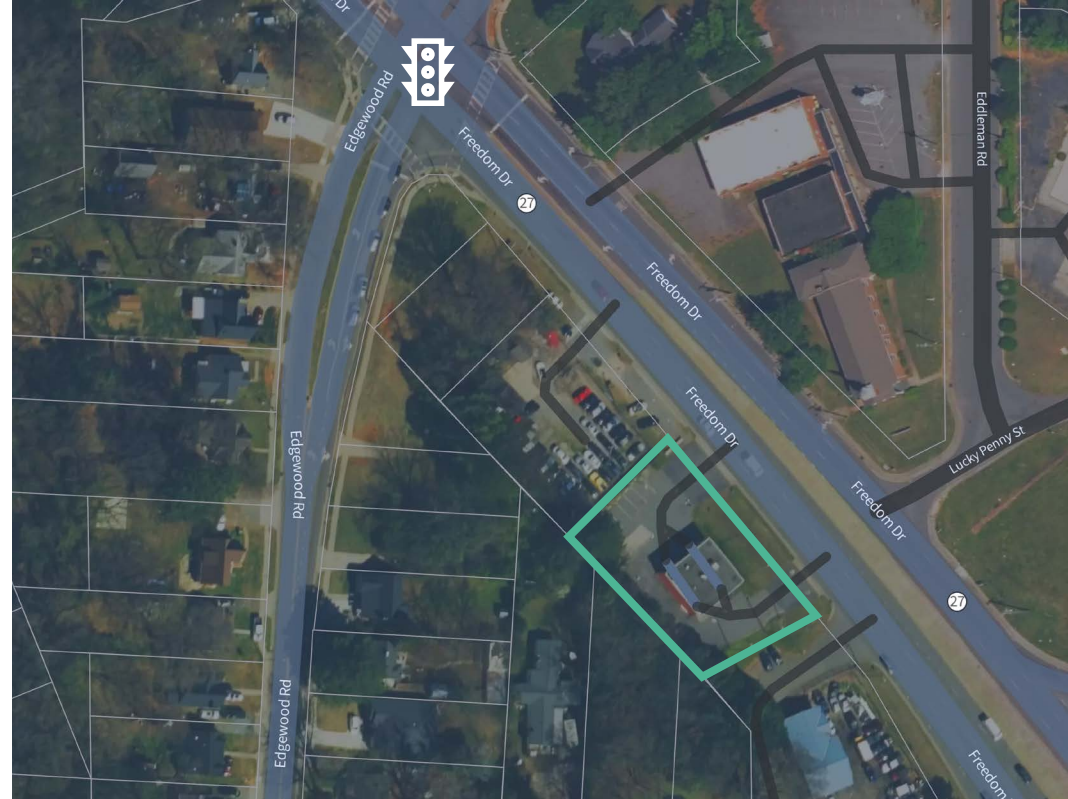
- Visible and easily accessed from I-85 exit ramps
- High traffic on I-85 and Freedom Drive
- Even frontage elevation and highly visible on Freedom Drive
- Desirable former automotive use
- Under 15 minute drive to Charlotte City Center
- Under 15 minute drive to Charlotte Douglas International Airport
- Positioned in the redeveloping Freedom Drive corridor

Offering Summary

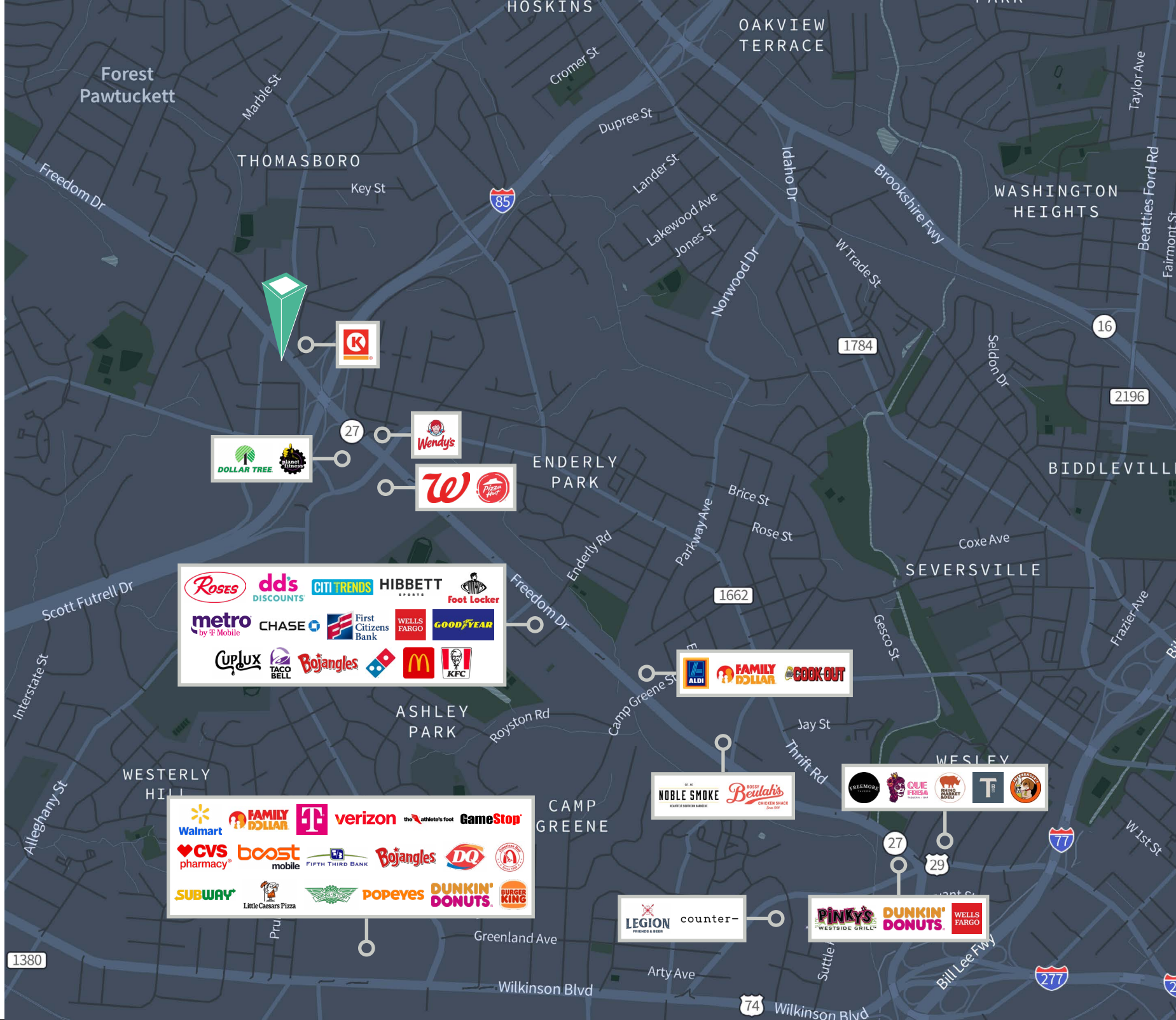
Sale Price:	Contact broker
Building Size:	3,212 sf
Land Area:	±0.41 acres
Zoning:	CG (General Commercial)

Traffic Counts

Freedom Drive	22,358 vpd
Edgewood Road	6,811 vpd
I-85	123,864 vpd



Retailer map



Demographics

186,053

Total population
within a five-mile
radius



3,982

Total retail businesses
within a five-mile
radius

16,525

Total retail employees
within a five-mile
radius

\$76,330

Average hh income
within a five-mile
radius

\$4.7b

Total retail sales
within a five-mile
radius

\$5.7b

Total spending
within a five-mile
radius

Let's talk.

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