



3809 E. Independence Blvd, Charlotte, NC

- +/- 2.11 acres for sale or lease
- 405' of frontage on Hwy 74
- Heavy traffic count: 109,000 cars per day
- Access easement with adjacent Bojangles / Starbucks development
- Direct access to Hwy 74 and rear access to Sheffield Park neighborhood – connects to Albemarle Rd / Eastway Dr.
- Directly across the highway from Walmart supercenter
- CG Zoning (General Commercial) allows for a variety of uses
- Ideal for C-store, car wash, QSR and much more

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CALL FOR PRICING





3809 E. Independence Blvd, Charlotte, NC	1 Mile	3 Mile	5 Mile
2025 Population	9,980	115,499	307,973
2025 Households	4,504	49,772	140,093
Average HH Income	\$96,255	\$122,992	\$136,319