



### 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

### CALL FOR PRICING

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