

Marcus & Millichap

FOR LEASE OR SALE

DARK / JACK IN THE BOX

3704 W W.T. HARRIS BLVD CHARLOTTE, NC 28269

EXCLUSIVELY LISTED BY

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PROPERTY FEATURES

- Vacant freestanding quick service restaurant, ~2,828 SF, with drive-thru window available for NNN lease
- Situated on ~1.4 Acre out parcel in the retail center
- Suitable for conversion into medical/urgent care, dental, or retail
- Area retailers include: Walgreens, Dollar Tree, Tuesday Morning, Goodwill, Food Lion, Wendy's, Firestone, Pizza Hut, KFC, Subway, Zaxby's, and Bank of America
- Traffic Counts:
 - West W.T. Harris Blvd / Rt. 24: ~42K VPD
 - David Cox Rd: ~6.2K VPD
 - Minutes away from Exit 18 I-77 (~86K VPD) and Exit 45 on I-85
- Located in Charlotte, NC, one of the fastest growing MSA's in the Southeast with over 100 people moving to the region daily



2021 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	77,086	186,168	636,339
DAYTIME POPULATION	83,740	220,355	745,348
TOTAL HOUSEHOLDS	28,850	72,344	248,144
AVG HOUSEHOLD INCOME	\$86,105	\$82,044	\$90,925



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MEMORANDUM](#)



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