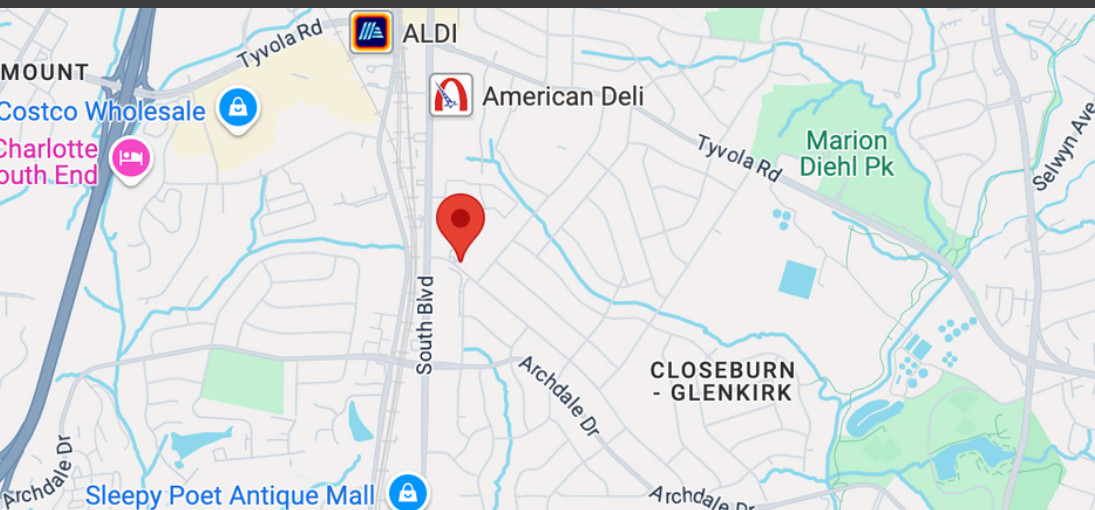


1415

EMERYWOOD DR  
CHARLOTTE, NC 28210



FOR SALE \$525,000.00



## PROPERTY HIGHLIGHTS

1. .27 acres in a high-traffic corridor
2. Drive-thru permitted – a rare and valuable feature
3. 10 parking spaces for customer convenience
4. Less than 500 feet from South Blvd
5. Close to light rail
6. TOD-TR zoning allows a mix of commercial uses

### UNIT SIZE:

1,975 SF

### LOT SIZE:

0.27 AC

### USE:

RETAIL/ OFFICE

### ZONING:

TOD-TR

### ASKING:

\$525,000.00

## CONTACT

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KW COMMERCIAL

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**Discover** an exceptional commercial opportunity in a **high-visibility location** just **500 feet from South Blvd** and less than half a mile from the **Archdale Light Rail Station**. This .27-acre property, built in 1965, features a classic brick exterior, a **permitted drive-thru**, and **10 dedicated parking spaces**, making it ideal for a variety of business uses. Zoned **TOD-TR**, this property is perfect for **retail, restaurants, or office space**, supporting walkable, transit-oriented development while allowing for creative reuse or **redevelopment**. The flexible zoning also permits low-rise structures up to 50 feet by-right.





## CONTACT

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