



**PRIME OUTPARCEL
OPPORTUNITY AT
CROSSROADS
SHOPPING CENTER**

2800 SUGAR CREEK RD.
CHARLOTTE, NC 28262



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FOR SALE

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PROPERTY OVERVIEW

INQUIRE FOR PRICING

0.70 AC
TOTAL LAND SIZE

CG
ZONING

04320101
PARCEL ID

- **QSR Site Available** at Signalized Intersection
- For sale, lease or build to suit
- Drive-thru Restaurant Conceptual Plan (p. 7)
- **Location:** Inside the I-485 loop, in one of Charlotte's densest areas.
- **Proximity:** Near Innovation Park, home to 7,000+ employees across 13+ companies. Less than 10 minutes from Atrium Health University (130-bed hospital) and UNC Charlotte (30,000+ students).
- **Tenant Mix:** Diverse mix of medical and retail tenants
- **Parking Lot:** Seal coated and restriped in 2022.
- **Population:** Over 216,000 residents within a 5-mile radius.
 - **Income:** Average annual household income exceeds \$75,000.
 - **Growth:** Population expected to reach nearly 245,000 by 2027 with an annual growth rate of 1.24%.





PROPOSED DEVELOPMENT SUMMARY

TAX PARCEL ID: 043-201-01
TOTAL SITE AREA: 0.70 AC (30,492SF)
EXISTING ZONING: CG
PROPOSED USE: RESTAURANT+ DRIVE THRU
BUILDING AREA: 4,000 SF



ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY COMA TITLE INSURANCE, INC. COMMITMENT DATE: 2/14/2023 COMMITMENT NO: 2023-02-036

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following exceptions (unless stated to the satisfaction of the Company):

- 1. ANY DEFECT, LACK OF ENCUMBRANCE, ADVISE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS INCURRED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE A PARTY REQUIREMENTS ARE MET (NOT A MATTER OF SURVEY).
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND (SHOW HEREON).
3. RIGHTS OF WAY OR EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS (NOT A MATTER OF SURVEY).
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS (NOT A MATTER OF SURVEY).
5. ANY LEVEL, OR RIGHT TO A LEVEL, FOR SERVICES, LABOR, OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS (NOT A MATTER OF SURVEY).
6. TAXES OR SPECIAL ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2023 AND SUBSEQUENT YEARS (NOT A MATTER OF SURVEY).
7. ANY MORTGAGE OR DEED OF TRUST OR OTHER ENCUMBRANCE ENTERED INTO OR GRANTED BY THE INSURED (NOT A MATTER OF SURVEY).
8. ALL EASEMENTS, NUMERATED GENERAL UTILITY AND SERVICE EASEMENTS, IF ANY AFFECTING THE INSURED PREMISES (SHOW HEREON).
9. RIGHTS OF OTHERS AS TO THE USE OF ANY EASEMENTS BEING DESCRIBED IN THIS POLICY (NOT A MATTER OF SURVEY).
10. TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE SQUARE ANGLE RIGHT OF WAY OR RIGHT OF WAY (AS NOTED) (NOT A MATTER OF SURVEY).
11. RIGHTS OF OTHERS AS TO THE USE OF CONVEYANCES (NOT A MATTER OF SURVEY).
12. SUCH STATE OF FACTS AS SHOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES (SHOW HEREON).
13. PAYMENT OF ANY ASSOCIATION DUES THAT SHOULD BE AFFECTING THE INSURED (NOT A MATTER OF SURVEY).
14. INTENTIONALLY DELETED.
15. ANY ENCROACHMENT IN THE AREA SQUARE FOOTAGE OR INCREASE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY, THAT THE COMPANY DOES NOT INSURE THE AREA SQUARE FOOTAGE OR INCREASE OF THE LAND (FOR CHANGES PLEASE CONTACT THE SURVEYOR).
16. PERMANENT BUSINESS TENSORMENT EASEMENT TO MCDONALD'S COUNTY AS RECORDED IN BOOK 1463, PAGE 128-129 IN THE MCDONALD'S COUNTY REGISTRY (SHOW HEREON).

LEGAL DESCRIPTION OF RECORD

ALL OF LOT 8, PHASE II MCDONALD INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 41 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADS, EGRESS AND REGRESS ACROSS THE COMMON AREAS AS SHOWN ON PLAT BOOK 107, PAGE 41 IN THE GUILFORD COUNTY REGISTRY AND AS FURTHER DEFINED IN BOOK 102, PAGE 747, AS CONNECTED AND RECORDED IN BOOK 102, PAGE 361 AND BOOK 322, PAGE 1118, ALL IN THE GUILFORD COUNTY REGISTRY.

AS-SURVEYED LEGAL DESCRIPTION

BEGINNING AT AN IRON REBAR SET IN THE NORTHEAST CORNER OF WEST SUGAR CREEK ROAD, A 60' WIDE PUBLIC RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF FERRIS TRAIL RECORDED IN BOOK 106, PAGE 471, THENCE N 89°30'00" E PASSING AT A DISTANCE OF 411.95' TO AN IRON REBAR SET IN THE NORTHEAST CORNER OF MALLARD CREEK ROAD, AT THE SOUTHWEST CORNER OF MALLARD LLC, RECORDED IN BOOK 181, PAGE 541 AND CONTINUING FOR A TOTAL DISTANCE OF 805.97' TO A PIN NAIL SET IN SAID MALLARD CREEK ROAD RIGHT-OF-WAY, THENCE S 89°41'11" W A DISTANCE OF 595.22' TO A PIN NAIL SET IN SAID NORTHEAST LINE OF WEST SUGAR CREEK ROAD, IN THE SAID MALLARD CREEK ROAD RIGHT-OF-WAY, THENCE N 28°30'00" W A DISTANCE OF 554.32' TO AN IRON REBAR SET WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF +/- 1.78 ACRES.

ZONING LETTER

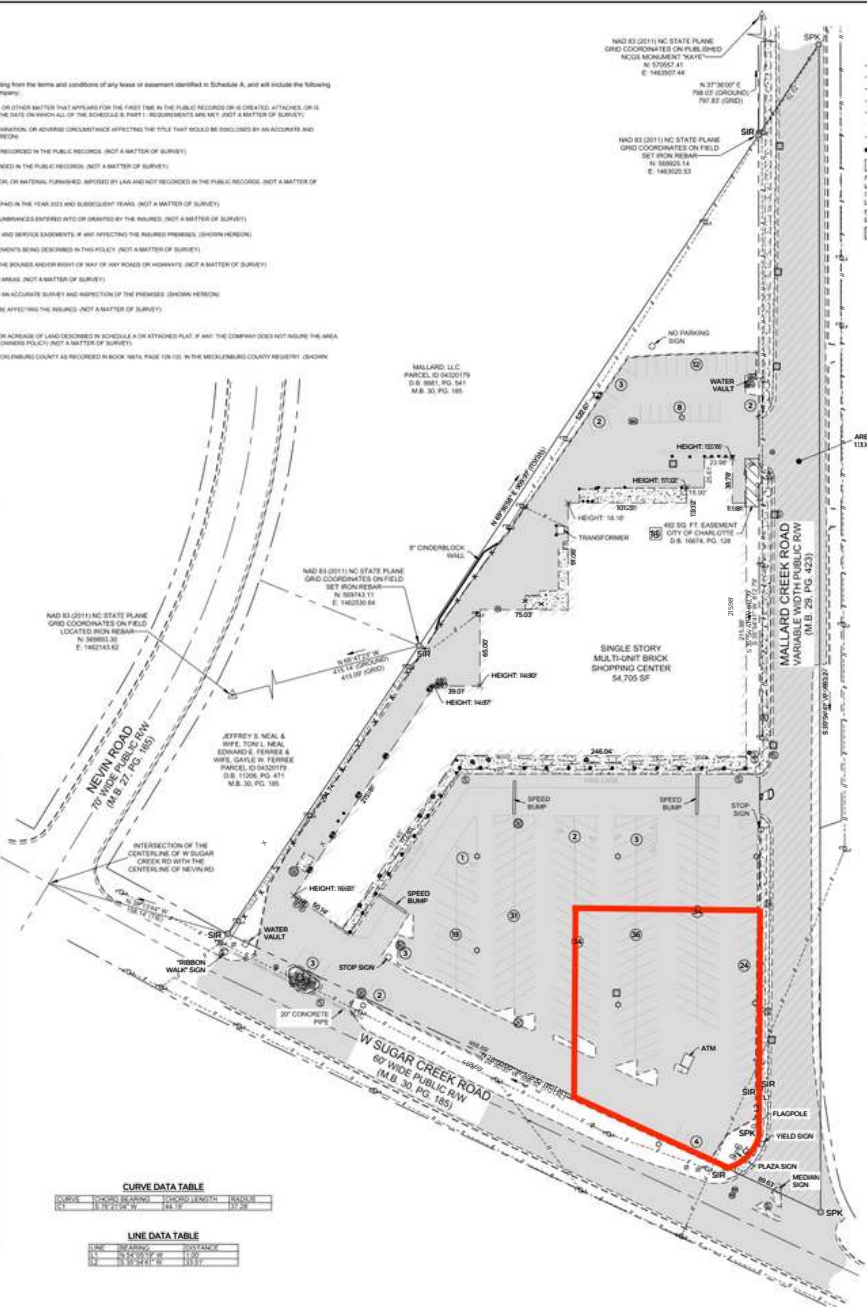
ZONING LETTER TO BE PLACED HERE

CURVE DATA TABLE

Table with 4 columns: CURVE, CHORD BEARINGS, CHORD LENGTH, BEARING. Row 1: 1, N 27°30'00" E, 141.17, 119.58

LINE DATA TABLE

Table with 4 columns: LINE, BEARING, DISTANCE. Row 1: 1, N 27°30'00" E, 141.17



LEGEND

- PROPERTY LINE
ADJOINING PROPERTY LINE
RIGHT-OF-WAY LINE
STREET CENTERLINE
OVERHEAD ELECTRIC LINE
PAINT STRIPE
CHAIN LINK FENCE
CONCRETE WALL
BUILDING
OVERHANG
CONCRETE
PAVEMENT
AREA IN ROW

- FIP - FOUND IRON PIPE
FIR - FOUND IRON REBAR
SIR - SET IRON REBAR
SPK - SET PIN NAIL
SM - SANITARY SEWER MANHOLE
C - CLEANOUT
PP - POWER POLE WITH GUY
L - LIGHT POLE
M - POWER METER
COL - COLLAR
B - BOLLARD POST
H - HANDICAPPED PARKING SIGN
S - SIGN (AS NOTED)



SITE DATA

OLYMPIA INVESTMENT, LP
P.O. BOX 3878
CHARLOTTE, NC 28208
PARCEL ID: 04202011
D.B. 1026, PG. 749
AREA IN ROW: 1.13 AC
NET AREA: 4.64 AC
TOTAL AREA: 5.77 AC

1. TERMS: SEE SPECIFICATIONS, FURTHER CERTIFY THAT THE CONTROL FOR THIS SURVEY IS FROM AN ACTUAL GPS (OR GROUND) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1. CLASS OF SURVEY: CLASS 2
2. POSITIONAL ACCURACY: 0.02'
3. TYPE OF SURVEY CONTROL FIELD PROCEDURE: LVS (DOKKA MODEL GCS X NETWORK ROVER)
4. DATE(S) OF SURVEY: 02/09/2023 THRU 02/10/2023
5. DATUM: NAD 83
6. PUBLISHED CONTROL: USE COME NETWORK
7. CONTROL POINT FACTOR: 1.000000 (GROUND TO GROUND)
8. CONTROL POINT FACTOR: 1.000000 (GROUND TO GROUND)
9. UNITS: U.S. SURVEY FOOT

HORIZONTAL POSITIONS ARE REFERENCED TO NAD83(2011) VERTICAL POSITIONS ARE REFERENCED TO NAVD83 (2011)

SURVEYORS CERTIFICATION

I, TOMMY B. BRIDGES, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE LEGAL DESCRIPTION RECORDED IN BOOK 181, PAGE 541, IS TRUE AND CORRECT. THAT THE REQUIREMENTS NOT SUPPORTED ARE INDICATED AS DASHED LINES IN THIS MAP. THAT THE RATIO OF PRECISION IS 1:50,000. CLAS A AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 180.1).

THIS 28th DAY OF FEBRUARY, 2023.

ALTA SURVEYORS CERTIFICATE

TO MAH PROPERTIES, INC., COMA TITLE INSURANCE, INC., CITYPLAT CAPITAL, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS (LAND SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY L.S. AND S.E. AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 17 AND 18 OF TABLE A THEREOF).

I FURTHER CERTIFY THAT THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREON.

THE FIELD WORK WAS COMPLETED ON 02/10/2023.

DATE OF PLAT OR MAP: 02/22/2023

PROFESSIONAL LAND SURVEYOR: [Signature] LICENSE NUMBER: [Number]

GENERAL NOTES

- 1. AREA DETERMINED UTILIZING COMPUTER SOFTWARE.
2. GROUND INFORMATION BASED ON MONUMENTATION AND DATUM AS SHOWN. ALL DISTANCES ARE GROUND DISTANCES (AS FEET) UNLESS OTHERWISE SHOWN.
3. NO SUBSURFACE INVESTIGATION PERFORMED BY FLEUNG ENGINEERING, INC.
4. UTILITY LOCATOR WORK SHOWN HEREON WAS DERIVED BY ABOVE GROUND INDICATORS ONLY, UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLY AT THE TIME OF INSPECTION. THIS MAP DOES NOT MEET G.S. 47-32 AND IS NOT FOR CONVEYANCE.
6. THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS 2.
7. THERE IS NO VISIBLE EVIDENCE OF CONTEMPORARY AND/OR BURIAL GROUNDS LOCATED NEAR THE PREMISES.
8. THERE IS NO VISIBLE EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE IS NO VISIBLE EVIDENCE OF UNUSUAL SUBSURFACE MATTERS OR CONDEMNATION OF THE AREA BY THE U.S. EPA OR RESTRICTED BUILDING HEIGHTS IMPOSED BY THE FAA.
10. NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE ARE 022 HANDICAPPED SIGN IN THE PROPERTY, 8 BEING HANDICAPPED SPACES.
13. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X (ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 211800040E, EFFECTIVE ON 11/09/2019).

Civil Engineers and Land Surveyors
1828 Third Drive, Colfax, NC 27225
Phone: 336-852-9797
www.fel.com
LICENSE NO. C-0582



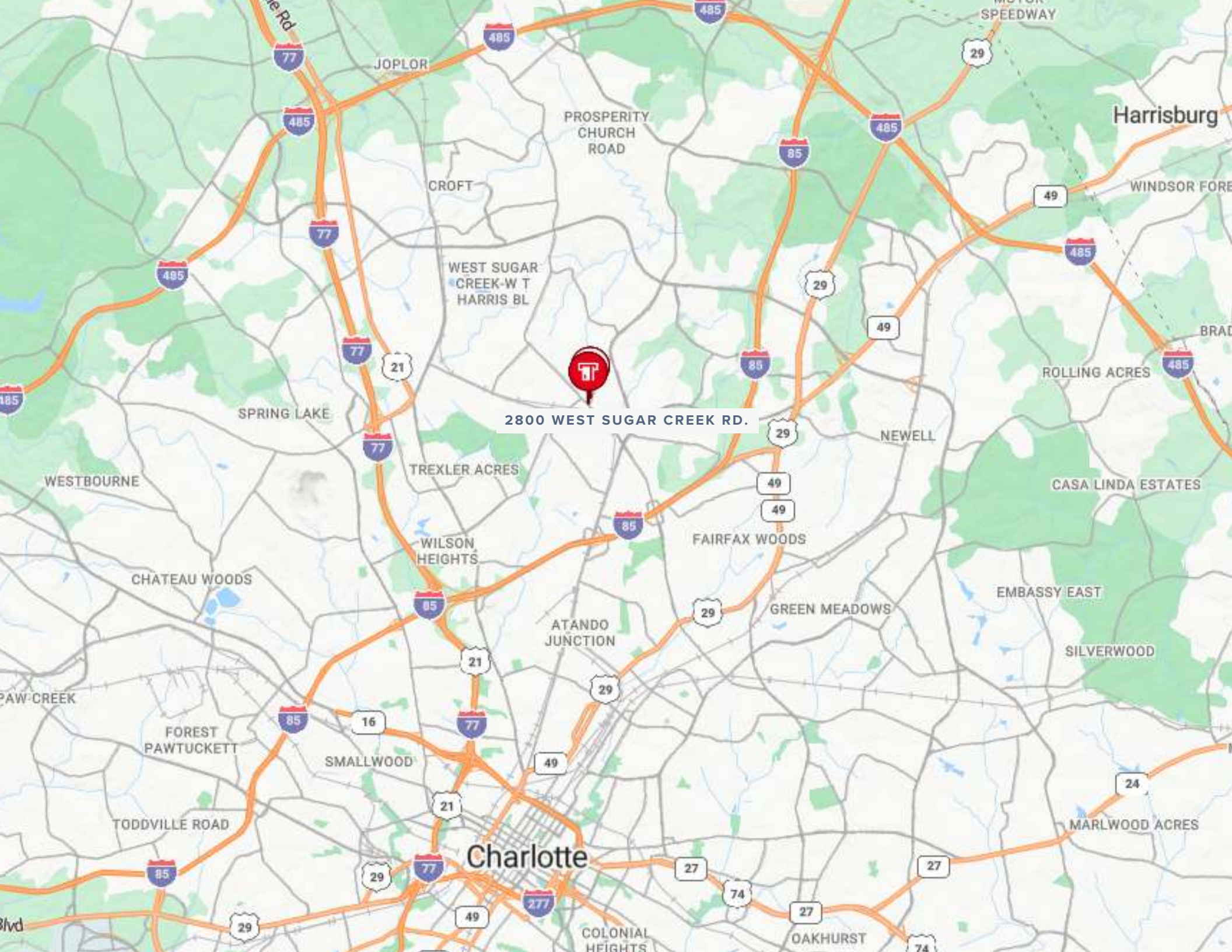
2800 W. SUGAR CREEK ROAD
ALTA-TANSIPS SURVEY
TOMMY B. BRIDGES, LICENSE NO. C-0582

REVISION NOTE
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DRAWN BY: CTM
DATE: 2023-02-22
PROJECT NO.: 03020103
REF. NO.:
SCALE: 1" = 25'



SHEET 1 OF 1



2800 WEST SUGAR CREEK RD.

MARKET OVERVIEW

Charlotte, NC



Charlotte, North Carolina, is a rapidly growing city known for its robust economy and vibrant cultural scene. As a major financial hub, it is home to the headquarters of Bank of America and the east coast operations of Wells Fargo, making it the second-largest banking center in the United States. The city's diverse economy also includes significant contributions from the energy, healthcare, and technology sectors. Over the past decade, Charlotte has experienced substantial population growth, attracting new residents with its relatively low cost of living, high quality of life, and numerous job opportunities.



The real estate market in Charlotte has been thriving, driven by the city's economic growth and increasing population. Home prices have risen steadily, reflecting high demand and limited inventory. Both residential and commercial properties are in high demand, with new developments continually emerging to meet the needs of the growing population. Despite the competitive market, Charlotte remains an attractive destination for both investors and homebuyers, offering a blend of urban amenities and Southern charm. The city's infrastructure and transportation networks are also expanding to support its growth, ensuring it remains a dynamic and appealing market.



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This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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