

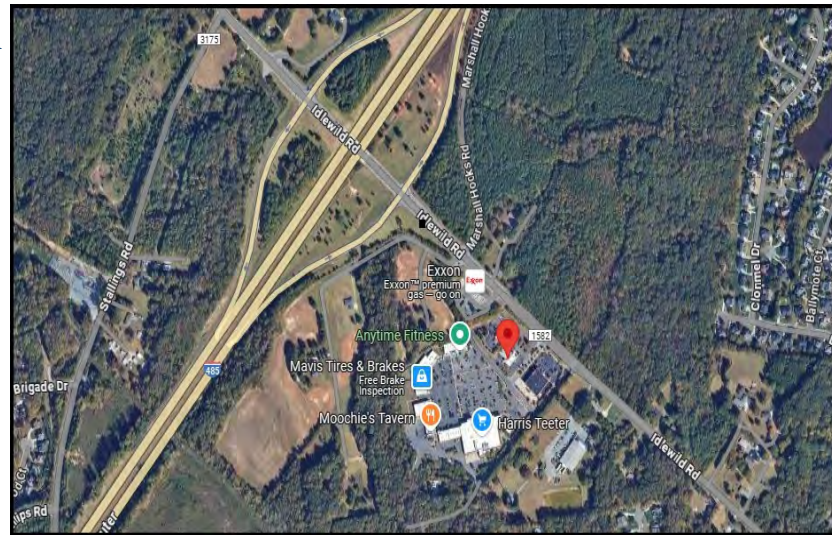
FORMER BANK WITH NO BANK USE RESTRICTION! FOR LEASE

15030 IDLEWILD ROAD, STALLINGS, NC



Property Description

- **Location:** Nice Bank Branch in front of a Harris Teeter anchored shopping Center. Just off I-485 Exit, High visibility with great access, Large Development planned directly across the street.
- **Building Size:** 3,745 S.F. +/-
- **Lot Size:** 1.28 Acres +/-
- **Parcel ID:** 070-752-57
- **Zoned:** MU-2 (Mixed Use 2)



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES, President
Direct: 704-408-8166 | Email: jjones@gsrnc.net

GIBSON SMITH REALTY CO.
1507 E. Morehead Street, Suite 300
Charlotte, NC 28204
www.gsrc.net



FORMER BANK WITH NO BANK USE RESTRICTION! FOR LEASE

15030 IDLEWILD ROAD, STALLINGS, NC



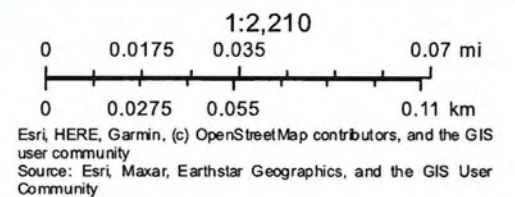
FOR FURTHER DETAILS CONTACT:
JOHN N. JONES, President
Direct: 704-408-8166 | Email: jjones@gsrc.net

GIBSON SMITH REALTY CO.
1507 E. Morehead Street, Suite 300
Charlotte, NC 28204
www.gsrc.net



The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The flyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to purchase.

GoMaps



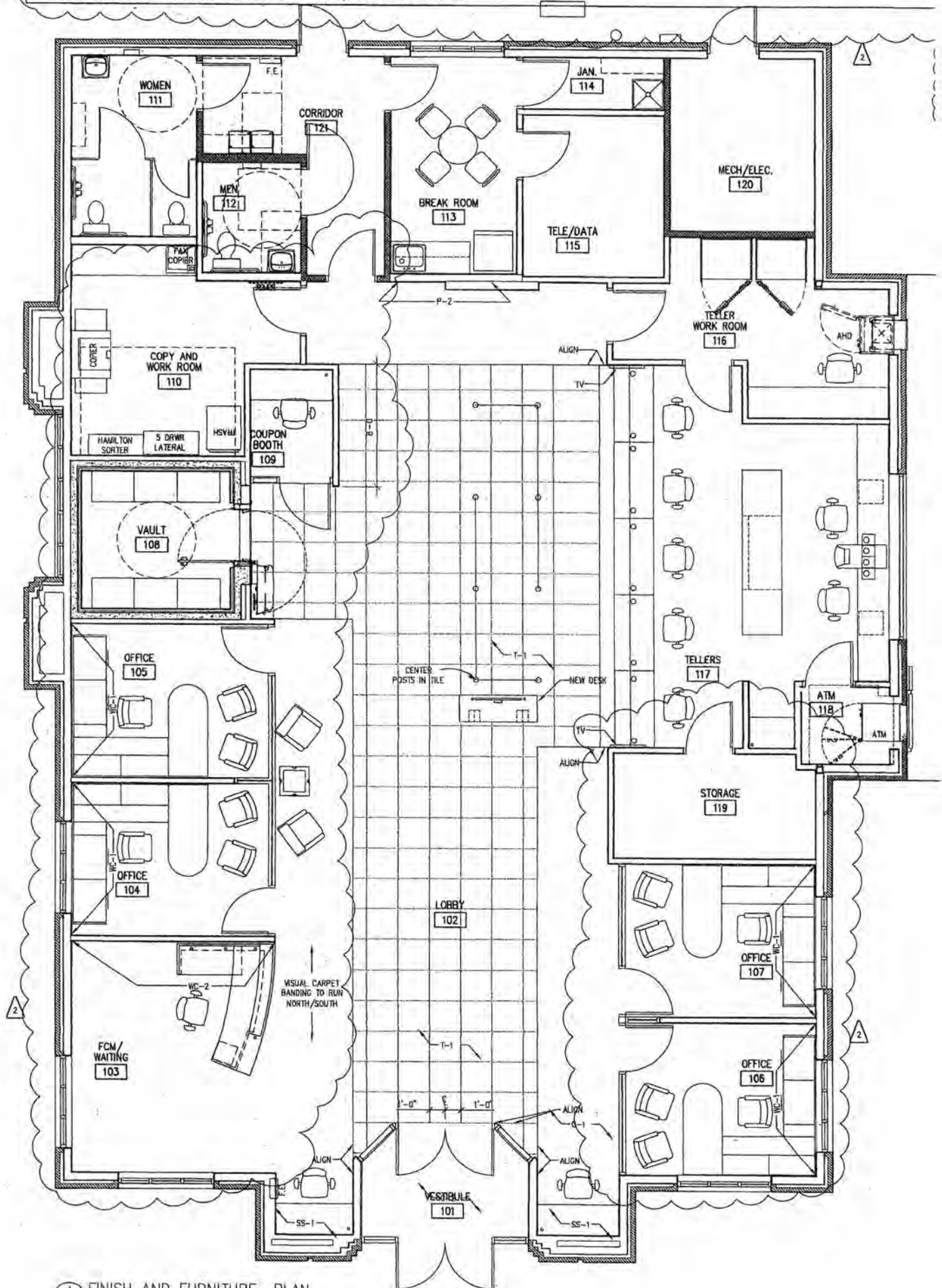
GoMaps



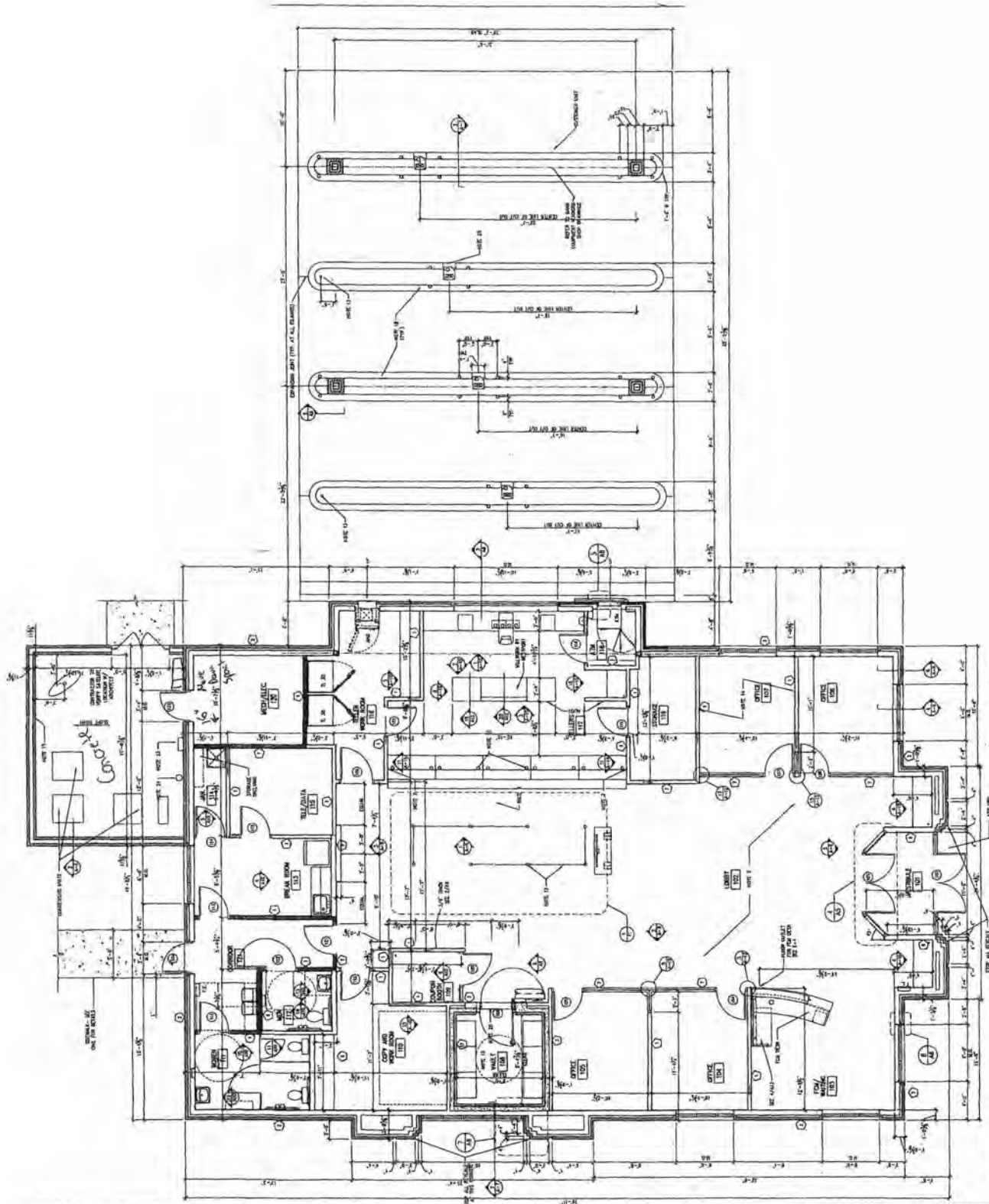
1:1,105
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

5. ALL WALLS ARE TO BE P-1 UNLESS NOTED OTHERWISE. SEE 1/F1 FOR WALL VARIATIONS



1 FINISH AND FURNITURE PLAN
A-1 1/4" = 1'-0"



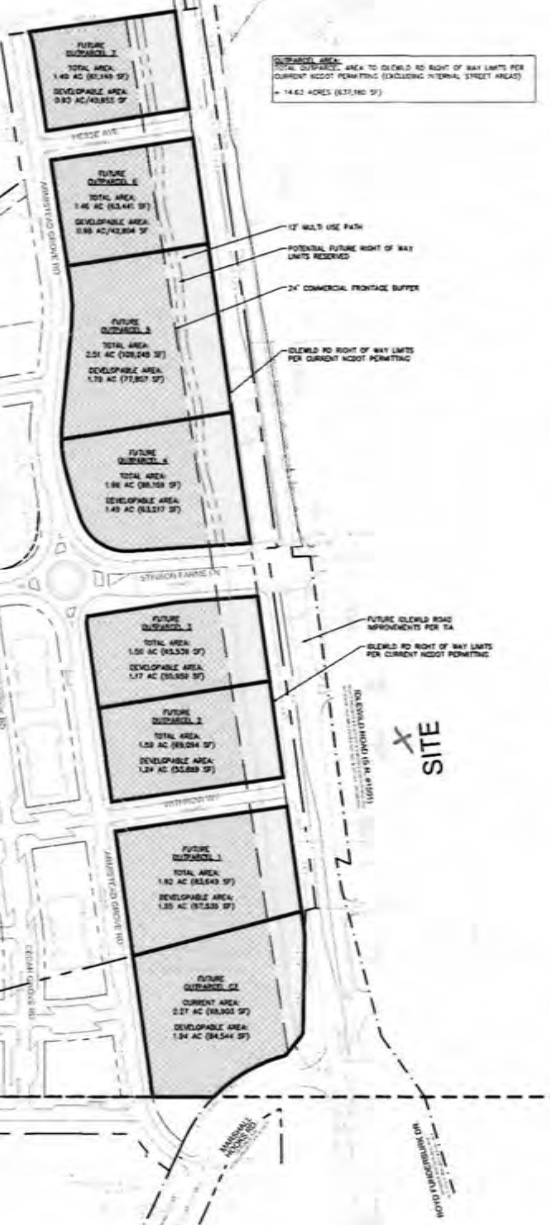
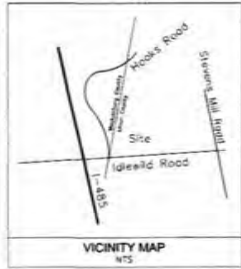
1 HOUR RATED WALLS
1 HOUR RATED FLOORS

DOOR KEYING INSTRUCTIONS	
1. MASTER KEY	2. KEY
3. MASTER KEY	4. KEY
5. MASTER KEY	6. KEY
7. MASTER KEY	8. KEY
9. MASTER KEY	10. KEY
11. MASTER KEY	12. KEY
13. MASTER KEY	14. KEY
15. MASTER KEY	16. KEY
17. MASTER KEY	18. KEY
19. MASTER KEY	20. KEY
21. MASTER KEY	22. KEY
23. MASTER KEY	24. KEY
25. MASTER KEY	26. KEY
27. MASTER KEY	28. KEY
29. MASTER KEY	30. KEY
31. MASTER KEY	32. KEY
33. MASTER KEY	34. KEY
35. MASTER KEY	36. KEY
37. MASTER KEY	38. KEY
39. MASTER KEY	40. KEY
41. MASTER KEY	42. KEY
43. MASTER KEY	44. KEY
45. MASTER KEY	46. KEY
47. MASTER KEY	48. KEY
49. MASTER KEY	50. KEY
51. MASTER KEY	52. KEY
53. MASTER KEY	54. KEY
55. MASTER KEY	56. KEY
57. MASTER KEY	58. KEY
59. MASTER KEY	60. KEY
61. MASTER KEY	62. KEY
63. MASTER KEY	64. KEY
65. MASTER KEY	66. KEY
67. MASTER KEY	68. KEY
69. MASTER KEY	70. KEY
71. MASTER KEY	72. KEY
73. MASTER KEY	74. KEY
75. MASTER KEY	76. KEY
77. MASTER KEY	78. KEY
79. MASTER KEY	80. KEY
81. MASTER KEY	82. KEY
83. MASTER KEY	84. KEY
85. MASTER KEY	86. KEY
87. MASTER KEY	88. KEY
89. MASTER KEY	90. KEY
91. MASTER KEY	92. KEY
93. MASTER KEY	94. KEY
95. MASTER KEY	96. KEY
97. MASTER KEY	98. KEY
99. MASTER KEY	100. KEY

DOOR KEYING INSTRUCTIONS

CAB. H. PG. 882





OUTPARCEL AREA
 TOTAL AREA TO BE DEVELOPED AS RIGHT OF WAY LIMITS FOR
 CURRENT 100'00' PERMITTING (EXCLUDING INTERNAL STREET AREAS)
 = 14.63 ACRES (631,160 SF)

12' MULTI-USE PATH
 POTENTIAL FUTURE RIGHT OF WAY
 LIMITS REQUIRED
 20' COMMERCIAL FRONTAGE BUFFER
 CLEARED RD RIGHT OF WAY LIMITS
 PER CURRENT 100'00' PERMITTING

FUTURE CLEARED ROAD
 IMPROVEMENTS FOR 54'
 CLEARED RD RIGHT OF WAY LIMITS
 PER CURRENT 100'00' PERMITTING



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING
 2199 Oakview Blvd. Ste 200 Charlotte, NC 28217
 Tel: 704.344.1000
 www.drgg.com



CONSTRUCTION
 DOCUMENTS

STINSON FARMS
 STALLINGS, NORTH CAROLINA
LAND INVESTMENTS, LLC
 101 EAST MOREHEAD STREET, SUITE 201
 CHARLOTTE, NC 28204
 704.344.1000

**OUTPARCEL
 AREA EXHIBIT**



PROJECT # 257-418
 DRAWN BY AD
 CHECKED BY AD
 JULY 10, 2024
 REVISIONS