



LAND WITH BUILDING | REDEVELOPMENT | **FOR SALE**

2821 Crisman Street, Charlotte, NC 28208



CONTACT FOR DETAILS

William Haygood, III

(704) 724-3330

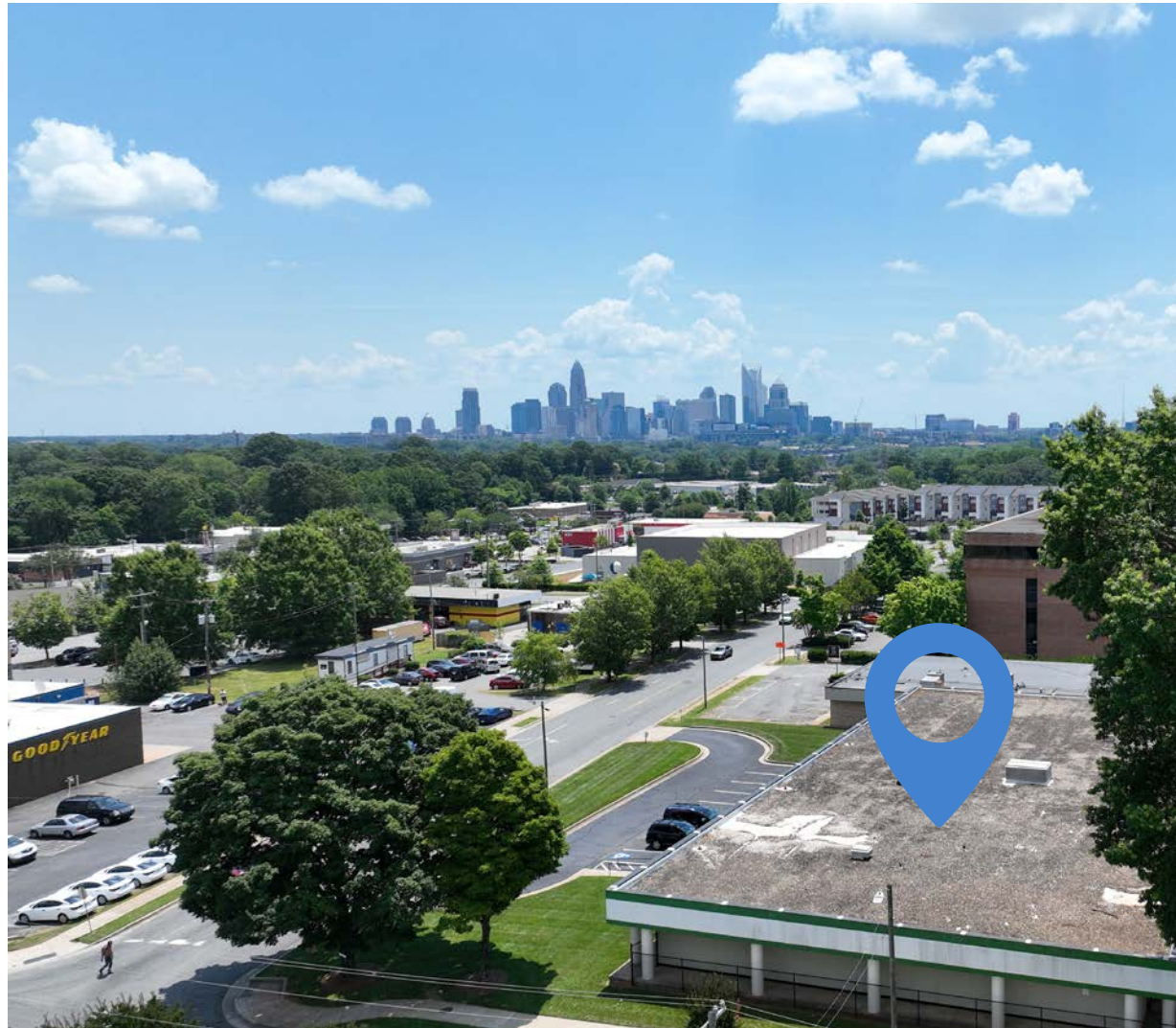
whaygood@boundarystreetadvisors.com



Property Overview

PROPERTY DETAILS

AVAILABILITY	For Sale
PARCEL ID	06710202
BUILDING	+/-12,800 SF
ACREAGE	+/- 2.13 AC
ZONING	CG
SALE PRICE	\$3,800,000



PROPERTY HIGHLIGHTS

Prime Location: Situated in a bustling commercial district, minutes from the Charlotte Douglas Airport, Uptown, major highways and public transportation.

Ample Space: Spacious layout offering flexibility for retail, office, or mixed-use purposes.

High Foot Traffic: Positioned in a high-demand area with significant daily foot and vehicle traffic.

Interior: Currently layout is for a bank, but open floor plan can be tailored to meet specific business needs.

+/- 12,800 sf building on +/- 2.13 AC
**REDEVELOPMENT
 OPPORTUNITY**

Discover an unparalleled opportunity at 2821 Crisman Street, a premier commercial property in the heart of Charlotte, NC. This versatile property boasts a strategic location with excellent visibility and accessibility, making it ideal for a variety of business ventures.



- POTENTIAL ASSEMBLAGE UP TO 2 ADDITIONAL PARCELS
- EXCELLENT OPPORTUNITY FOR MULTI FAMIY

UP TO A TOTAL OF +/-4.99 ACRES
**ASSEMBLAGE
OPPORTUNITY**



Population

1 MILE RADIUS	9,941 people
3 MILE RADIUS	101,199 people
5 MILE RADIUS	214,054 people



Housing Occupancy Ratio

1 MILE RADIUS	3,799 households
3 MILE RADIUS	44,669 households
5 MILE RADIUS	92,334 households



Average Household Income

1 MILE RADIUS	\$39,439
3 MILE RADIUS	\$57,148
5 MILE RADIUS	\$62,474



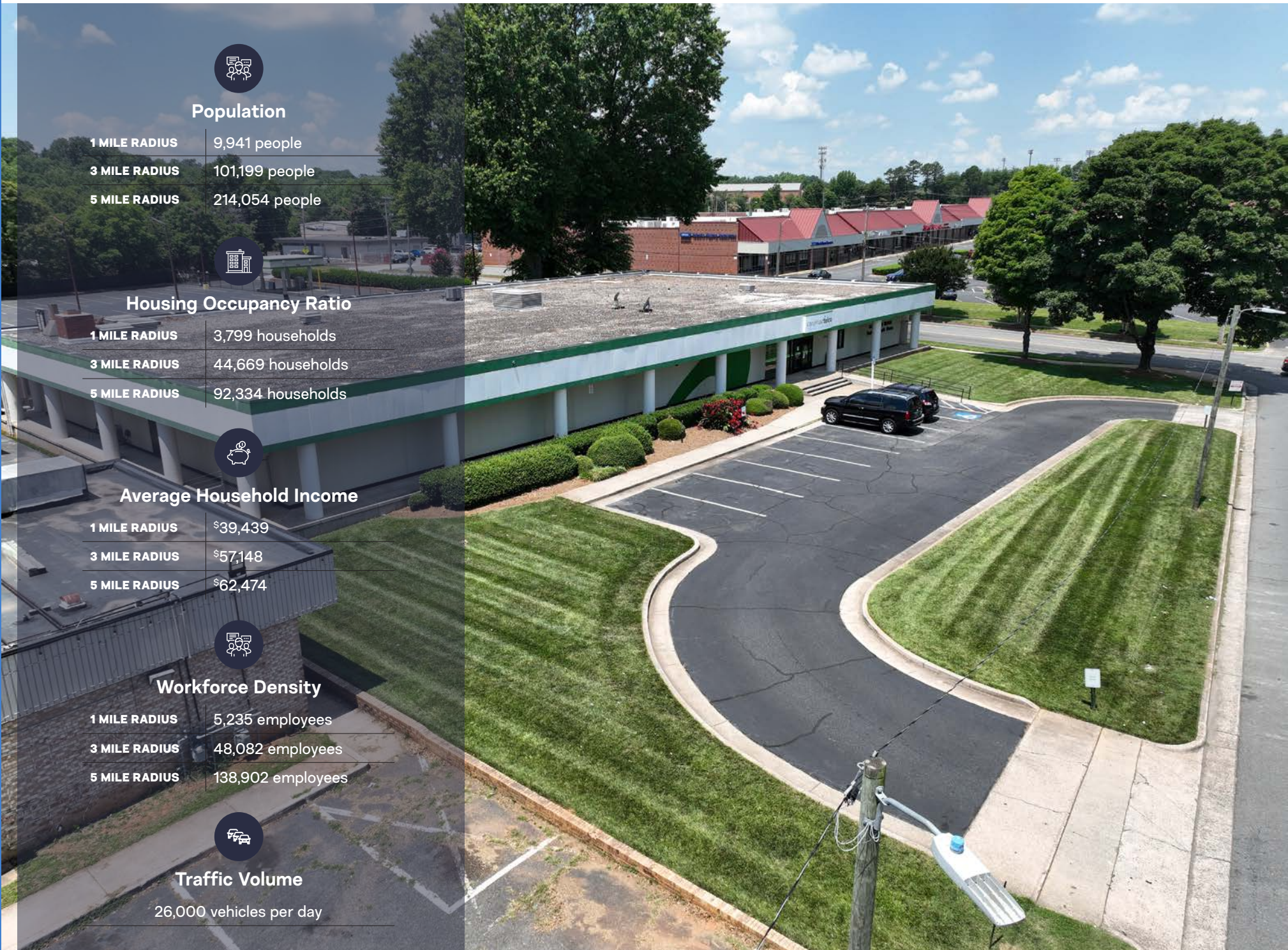
Workforce Density

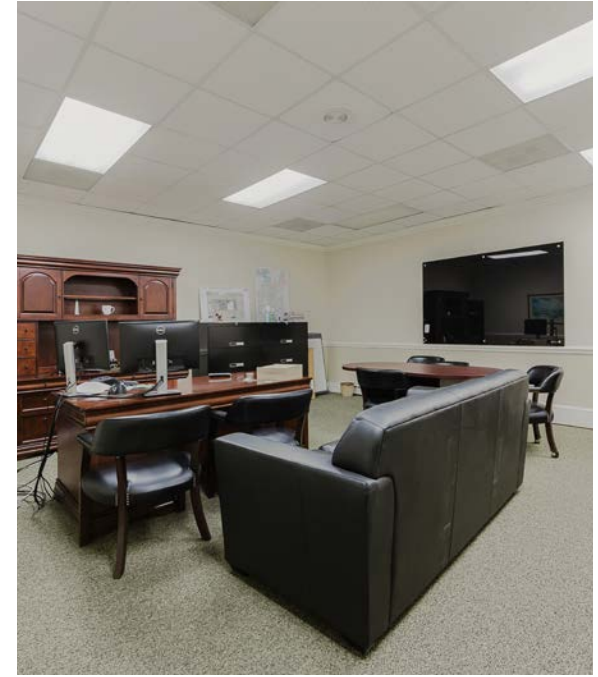
1 MILE RADIUS	5,235 employees
3 MILE RADIUS	48,082 employees
5 MILE RADIUS	138,902 employees



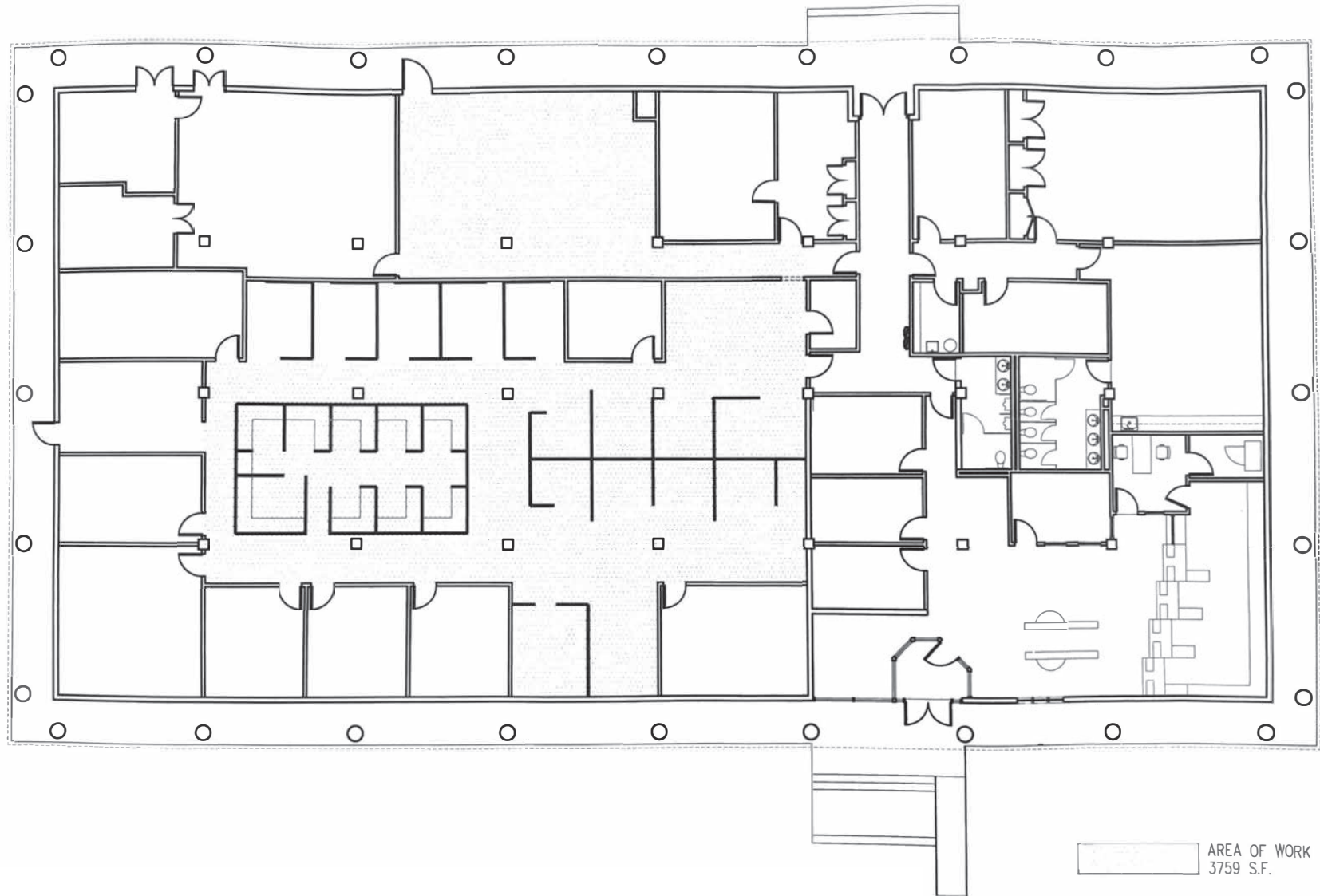
Traffic Volume

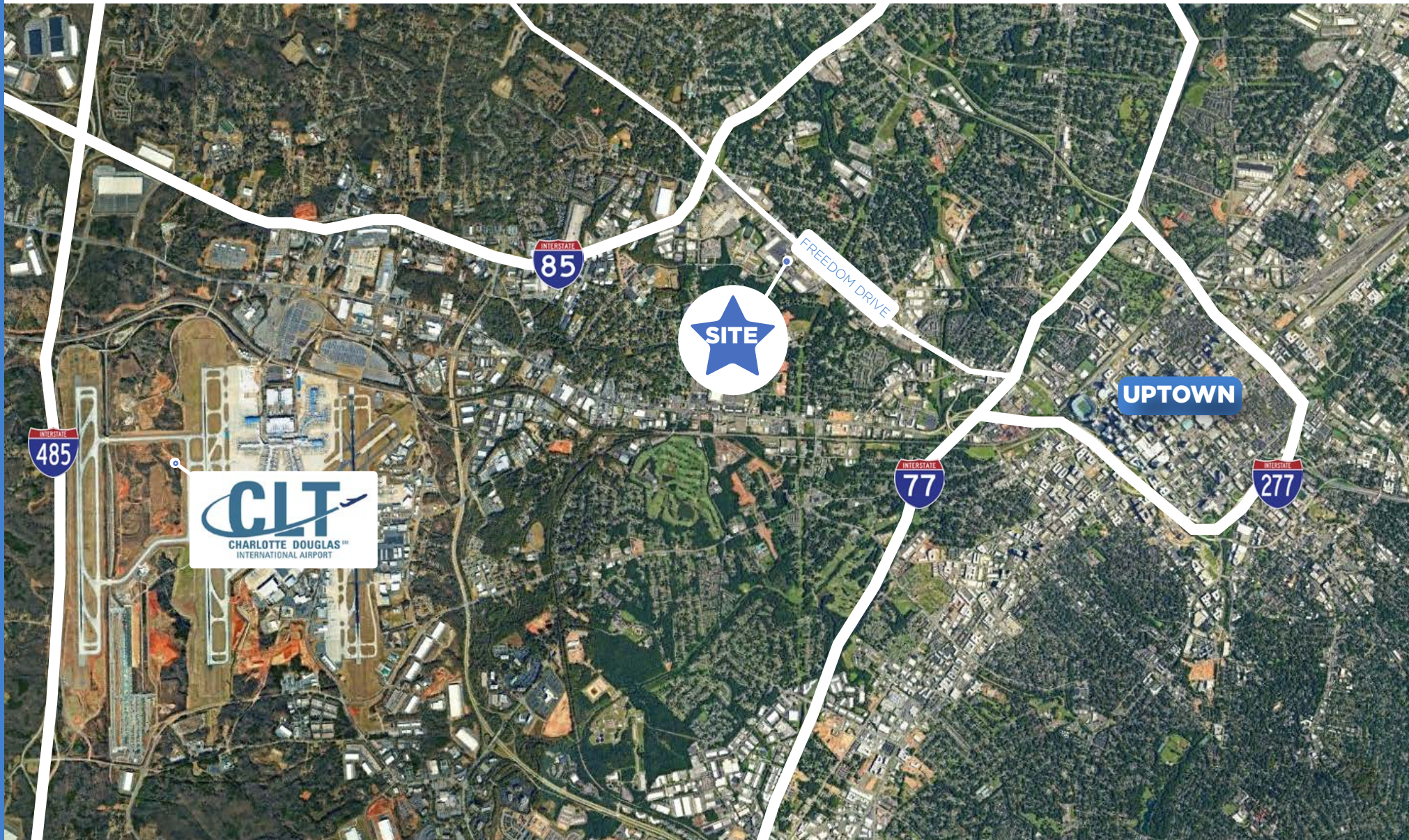
26,000 vehicles per day





*Back parking lot.





2821 Crisman Street

CHARLOTTE, NC 28208

For more information about sale opportunities and to schedule a tour, please contact:



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ADVISORS

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