

CHARLOTTE, NC

# W W.T. HARRIS BLVD & MT. HOLLY-HUNTERSVILLE RD

2.97 ACRES AVAILABLE | FOR LEASE





## PROJECT DETAILS

W W.T. HARRIS BLVD & MT. HOLLY-HUNTERSVILLE RD • 2.97 ACRES AVAILABLE FOR LEASE • LAND

### AVAILABLE SPACE

2.97 ACRES | Willing to Subdivide

### TRAFFIC COUNTS

21,000 ADT on W W.T. Harris Blvd

### PROPERTY HIGHLIGHTS

- ±2.97 acres for Ground Lease or BTS
- Easy access to and from I-485
- Approximately 1.5 miles from Northlake Mall
- Access to lighted intersection at Mt. Holly-Huntersville Rd
- Recent modification to zoning to allow drive-thru, retail, medical, and additional uses.
- Willing to subdivide

### LEASE RATE

Call to Discuss

### COUNTY

Mecklenburg

### MARKET

Charlotte



#### DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

#### TOTAL HOUSEHOLDS

3,197

13,617

51,427



#### TOTAL POPULATION

6,932

35,462

135,823

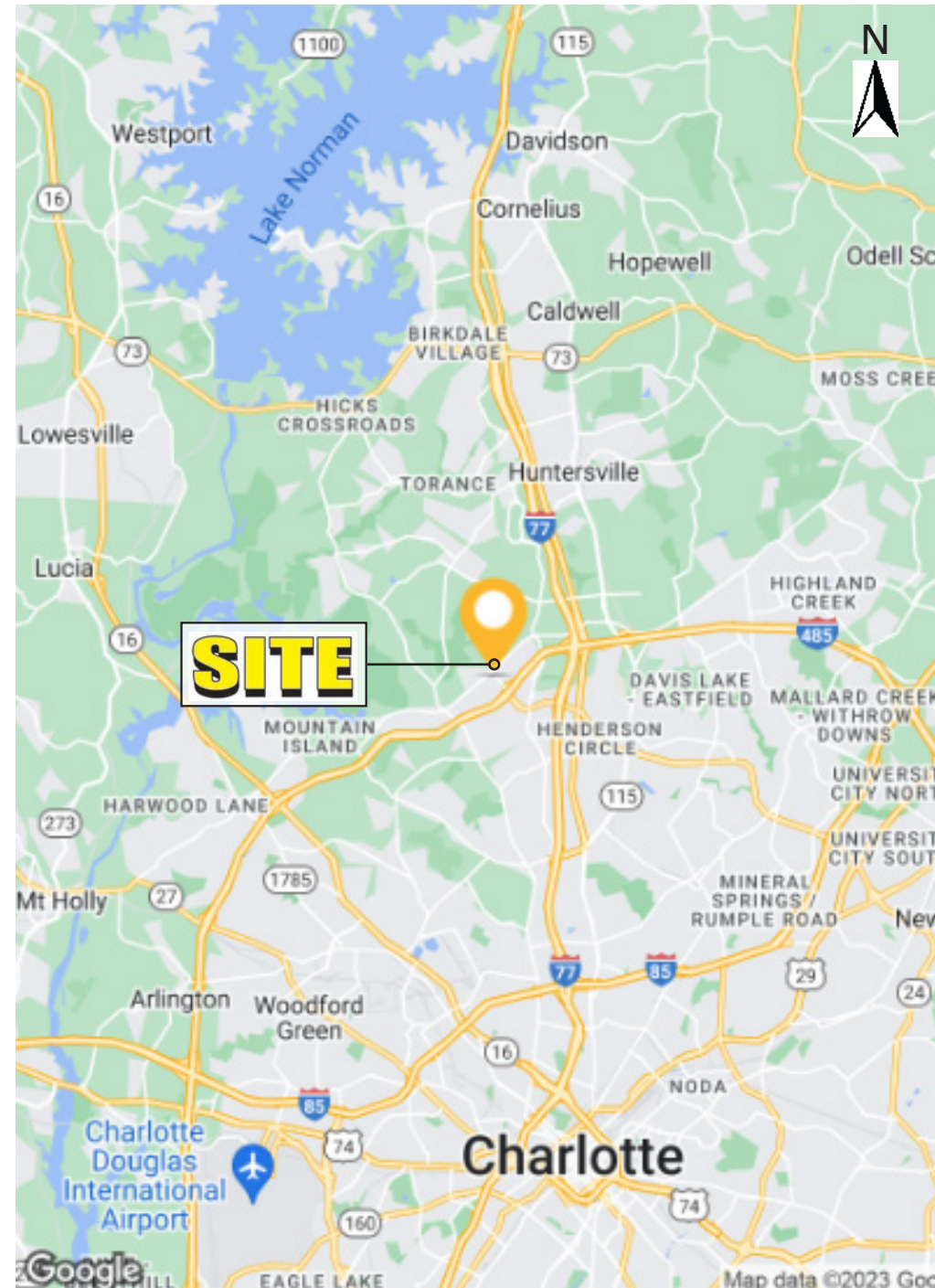


#### MEDIAN HH INCOME

\$86,274

\$76,050

\$78,944





AERIAL







NORTH CAROLINA

# CHARLOTTE

A charming yet sprawling Southern city, Charlotte is a pleasant urban area nestled in the Piedmont region of North Carolina, within a few hours' drive of both the Appalachian Mountains and North Carolina's white sand beaches.

The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades. Charlotte takes pride in its cityscape, defined by a handful of skyscrapers. But the city's essence is perhaps better captured in its diverse neighborhoods and suburban areas, each of which has its own style and flair.





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**2.97 ACRES AVAILABLE | FOR LEASE**

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ALBANY

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**CHARLOTTE**

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