



# For Sale

11501 Carolina Place Parkway  
Pineville, NC 28134

## Adam Farber, SIOR

Senior Vice President  
+1 704 409 2369  
adam.farber@colliers.com

## Justin Smith, SIOR

Executive Vice President  
+1 704 409 2379  
justin.smith@colliers.com



300 W. Summit Avenue  
Suite 200  
Charlotte, NC 28203  
P: +1 704 409 9933  
F: +1 704 409 9934  
colliers.com/charlotte

Strategically positioned in the heart of Pineville, just steps from the vibrant Carolina Place Mall campus, this versatile property offers a rare owner/user opportunity. With limited supply of standalone buildings in the submarket, it presents a compelling opportunity for long-term value near one of the area's premier destinations.

**±20,572 SF Available**  
Owner/User Opportunity

- **Building Size:** ±20,572 SF
- **Lot Size:** ±1.27 Acres
- **Year Built:** 2000
- **Power:** 277 480 V – 600 A
- **Zoning:** B-4
- **Parking:** ±93 Surface Spaces
- **Signage:** High-visibility monument signage on Carolina Place Pkwy
- **Tax Parcel ID:** 22151212
- **Pricing:** Contact Brokers for Details

amazon

INTERSTATE 485

# Property Overview

Campbell's

Carolina Foods

IPEX INDUSTRIAL

first tee greater charlotte

Carolinas Continue CARE Hospital at Pineville

Atrium Health

LOWE'S

GRAINGER

51

Hampton Inn

CAROLINA P.L.A.C.E

Carmel Executive Park

Hilton Garden Inn

sam's club

BJ's

CHARLOTTE WATER

INTERSTATE 485

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	7,514	71,789	180,329
<b>Households</b>	3,289	30,389	74,173
<b>Average HH Income</b>	\$87,728	\$143,815	\$160,001
<b>Total Businesses</b>	463	3,961	7,559
<b>Total Employees</b>	5,463	46,002	94,184



## Contact Us

**Adam Farber, SIOR**  
 Senior Vice President  
 +1 704 409 2369  
 adam.farber@colliers.com

**Justin Smith, SIOR**  
 Executive Vice President  
 +1 704 409 2379  
 justin.smith@colliers.com