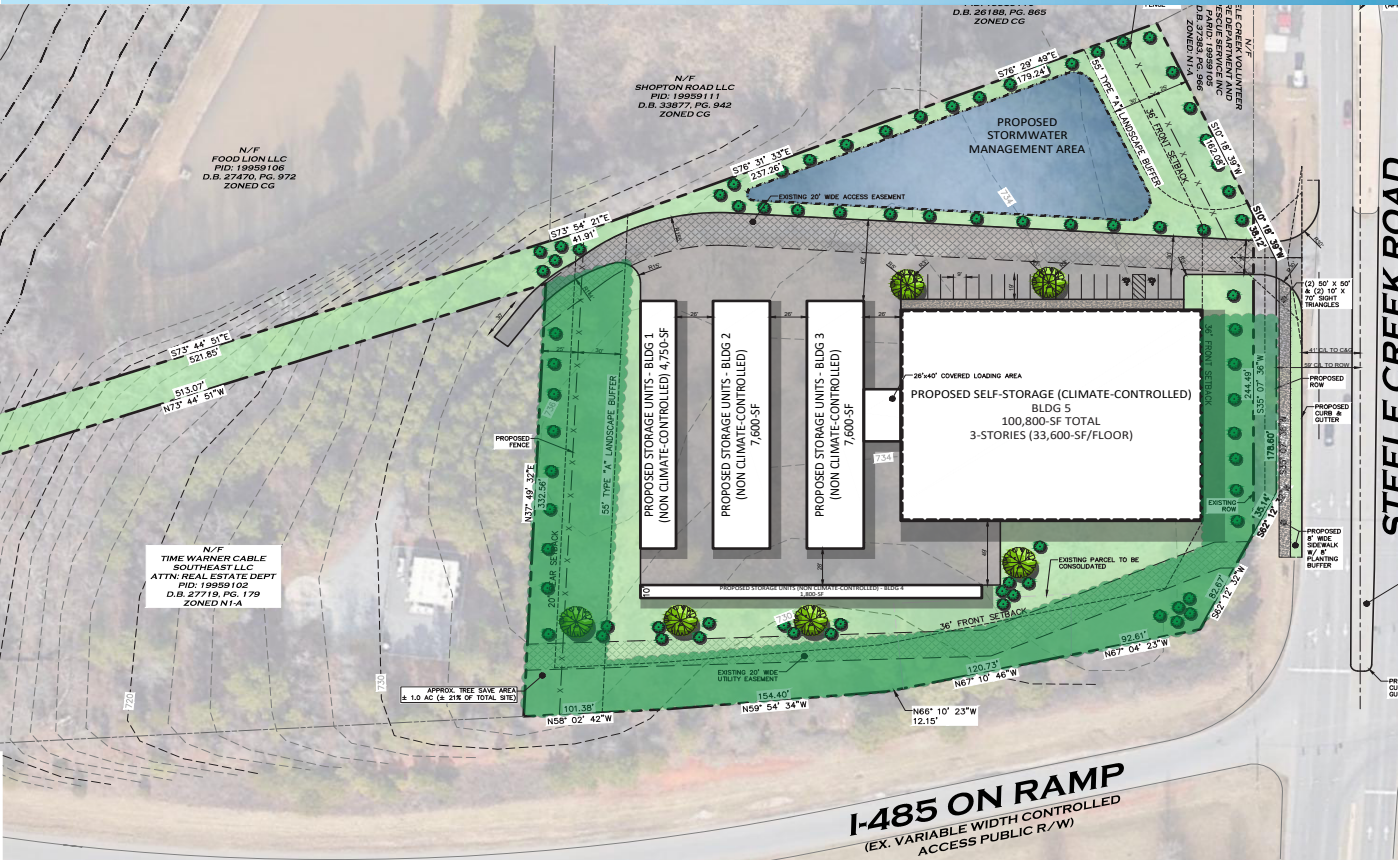


122,500 SF SELF STORAGE SITE FOR SALE

STEELE CREEK & I-485 INTERCHANGE

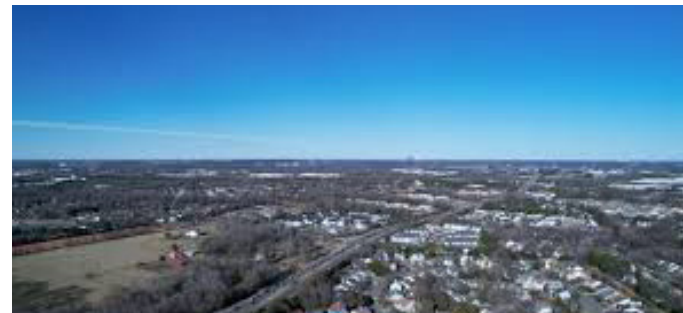
8716-8800 STEELE CREEK ROAD, CHARLOTTE, NC 28273



STEELE CREEK AREA OVERVIEW

Steele Creek is one of the fastest growing neighborhoods in the Greater Charlotte MSA and is ranked as one of the best places to live in Mecklenburg County. Located just 15 minutes from Charlotte's city center, Steele Creek offers residents a suburban feel and most residents own their own home. This growing community features an abundance of recreational and retail amenities and the school system is ranked above average.

Some of the more significant recent Steele Creek real estate development projects include Childress Klein's 185-acre master development called The Concourse as well as Core Properties Steele Creek Landing, a 17-acre mixed-use site. Other established Class A retail centers include Charlotte Premium Outlets and Berewick Town Center.

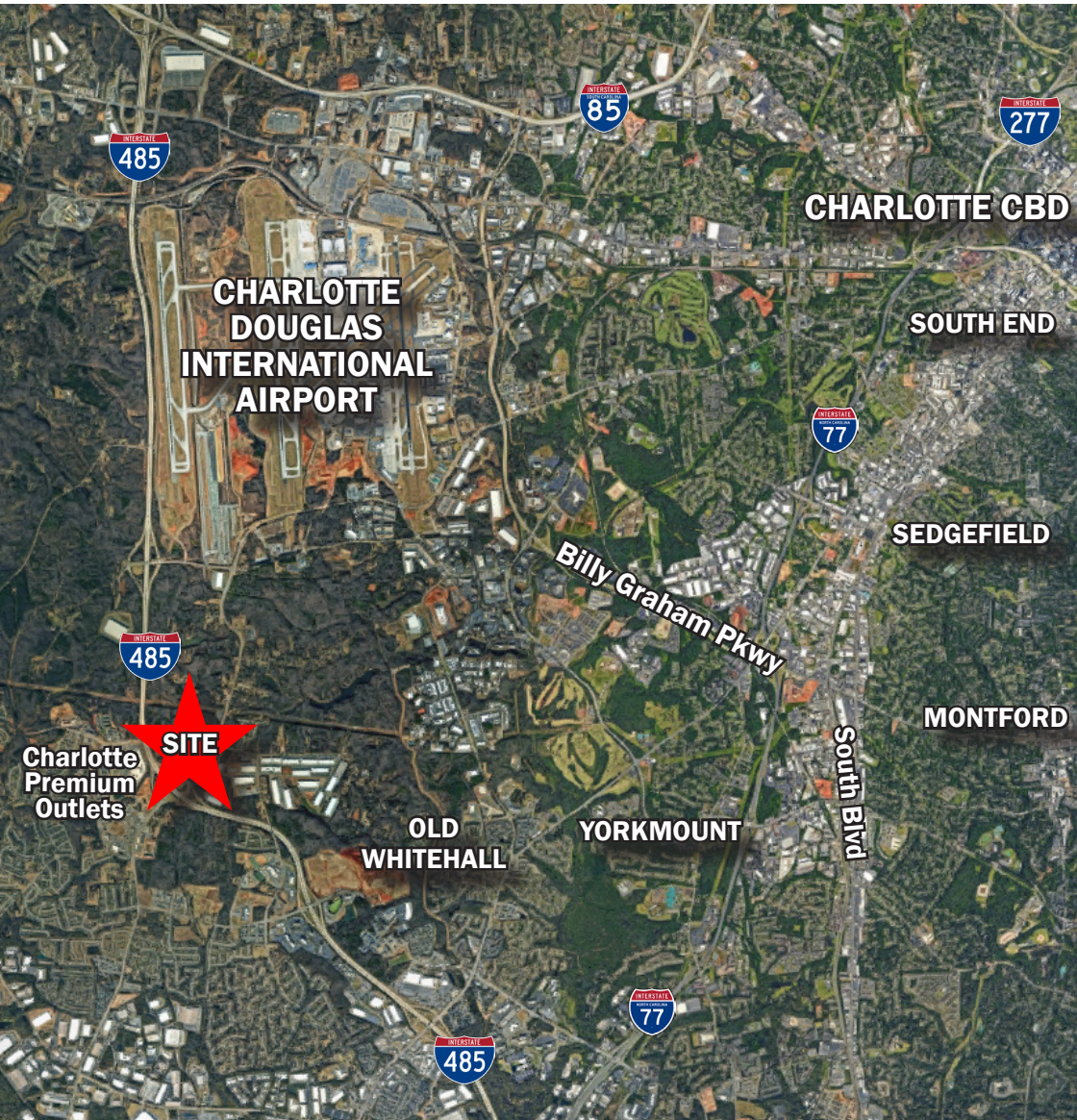


BROKER CONTACT

SHAWN GEORGE | 2512 Weddington Ave., Unit 1319 | Charlotte, NC 28204 | 704.503.9608 | queencitycommercial@gmail.com | www.QueenCityCRE.com

122,500 SF SELF STORAGE SITE FOR SALE STEELE CREEK & I-485 INTERCHANGE

8716-8800 STEELE CREEK ROAD, CHARLOTTE, NC 28273



PROPERTY DETAILS

- Price: Contact Broker
- Lot Size: 4.9+/- Acres
- Lot Dimensions: Approx. 500' x 400'
- Zoning: CR (CD) Regional Commercial Zoning District
- PID's 19959104 & 19959103

PROPERTY HIGHLIGHTS

- Approved Rezoning File #2023-092
- 400' frontage on Steele Creek Road adjacent to I-485 Interchange
- Some due diligence in seller possession
- One (1) existing curb cut & possible additional road connectivity
- 35,000 AADT on Steele Creek, 5 minutes to Charlotte Douglas Airport

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|----------|----------|----------|
| HOUSEHOLDS | 1,092 | 11,268 | 47,388 |
| AVG. HOUSEHOLD INCOME | 2,916 | 29,517 | 117,936 |
| AVERAGE HH INCOME | \$44,697 | \$44,196 | \$51,968 |

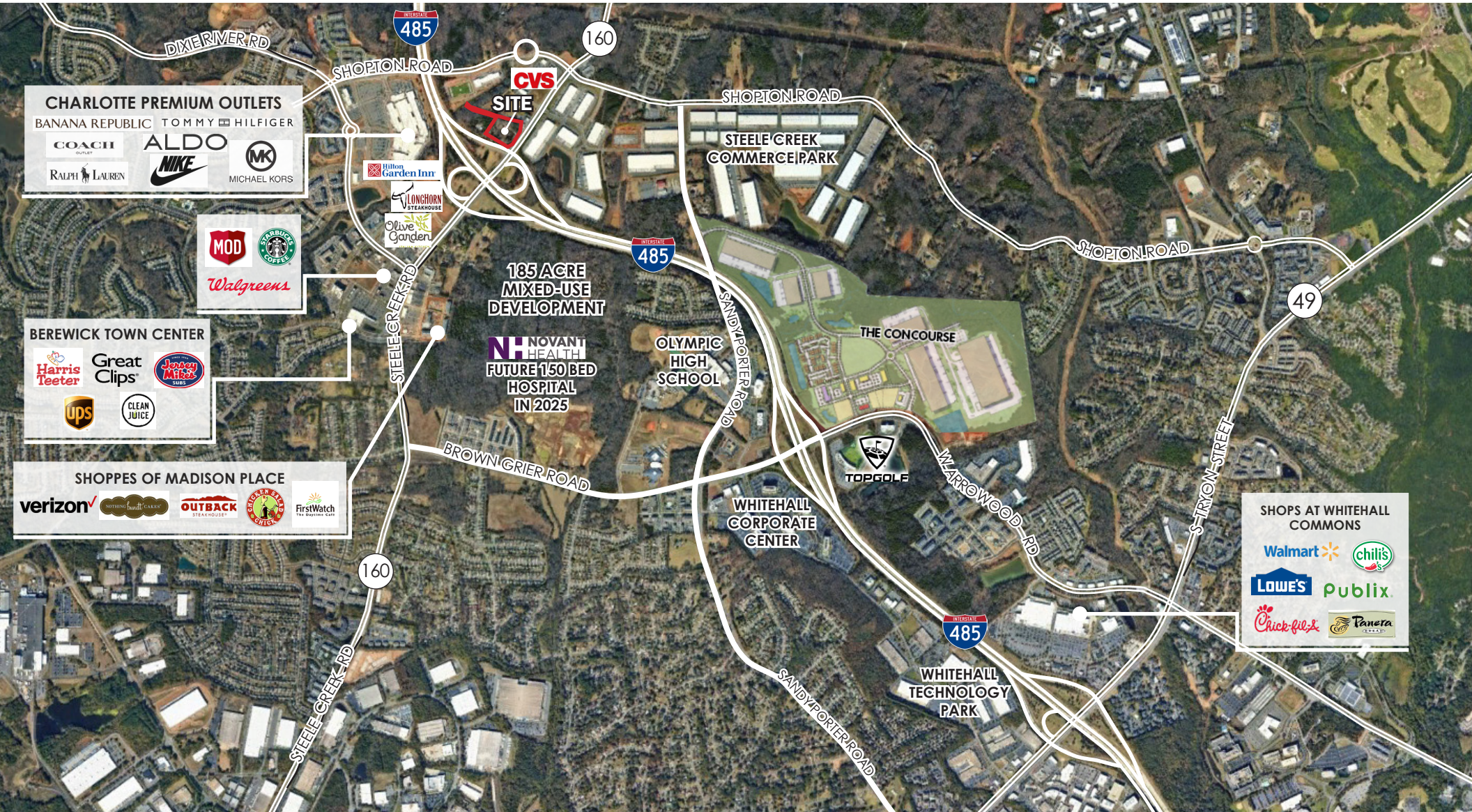
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122,500 SF SELF STORAGE SITE FOR SALE

STEELE CREEK & I-485 INTERCHANGE

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CHARLOTTE PREMIUM OUTLETS
BANANA REPUBLIC TOMMY HILFINGER
COACH ALDO NIKE MK
RALPH LAUREN MICHAEL KORS

MOD STARBUCKS COFFEE
Walgreens

BEREWICK TOWN CENTER
Harris Teeter Great Clips Jersey Mike's
UPS CLEAN JUICE

SHOPPES OF MADISON PLACE
verizon SOUTHERN BREAD CRACKERS OUTBACK STEAKHOUSE SUGAR BOWL CATERER FirstWatch THE BREADWINNERS CAFE

SHOPS AT WHITEHALL COMMONS
Walmart chili's
LOWE'S Publix
Chick-fil-A Panera

