

7600 Park Road

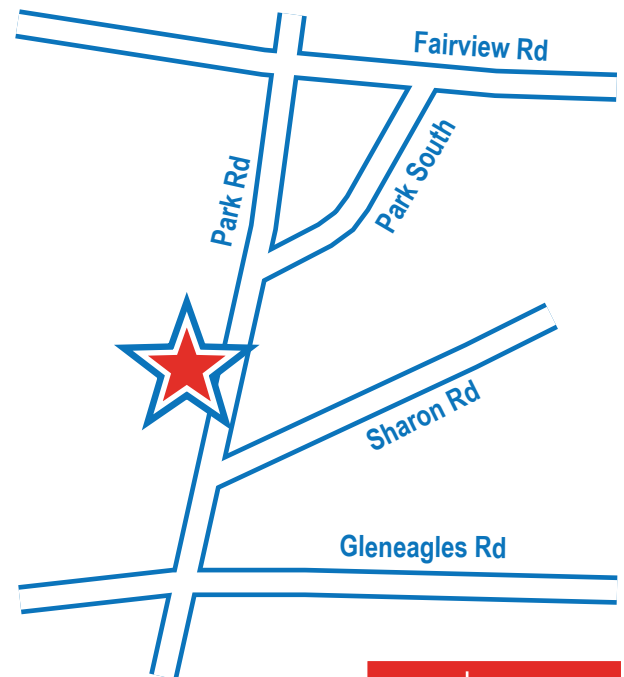
Charlotte, NC 28210



Development Land For Sale

FEATURES

- +/-1.3 Acre Site Available (Current House on the site circa 1966/ 2,850 sf on property + Pool + Garage out building)
- PID #: 17325317 (Mecklenburg County)
- N1-A Zoning (Residential)
- Excellent demographics with an average income in the area of \$165,000
- 166 Wealth Index (US average is 50)
- Development potential for one to two units SFR or Tri-Plex "by right").
- Great location near South Meck H.S, Carmel M.S. , Huntingtowne Farms E.S.
- Call for pricing.



Robert B. Settle, CCIM

704.626.1000 • rsettle@commercialcarolina.net

CommercialCarolina.net

Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).



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FOR SALE

Current Home On Site



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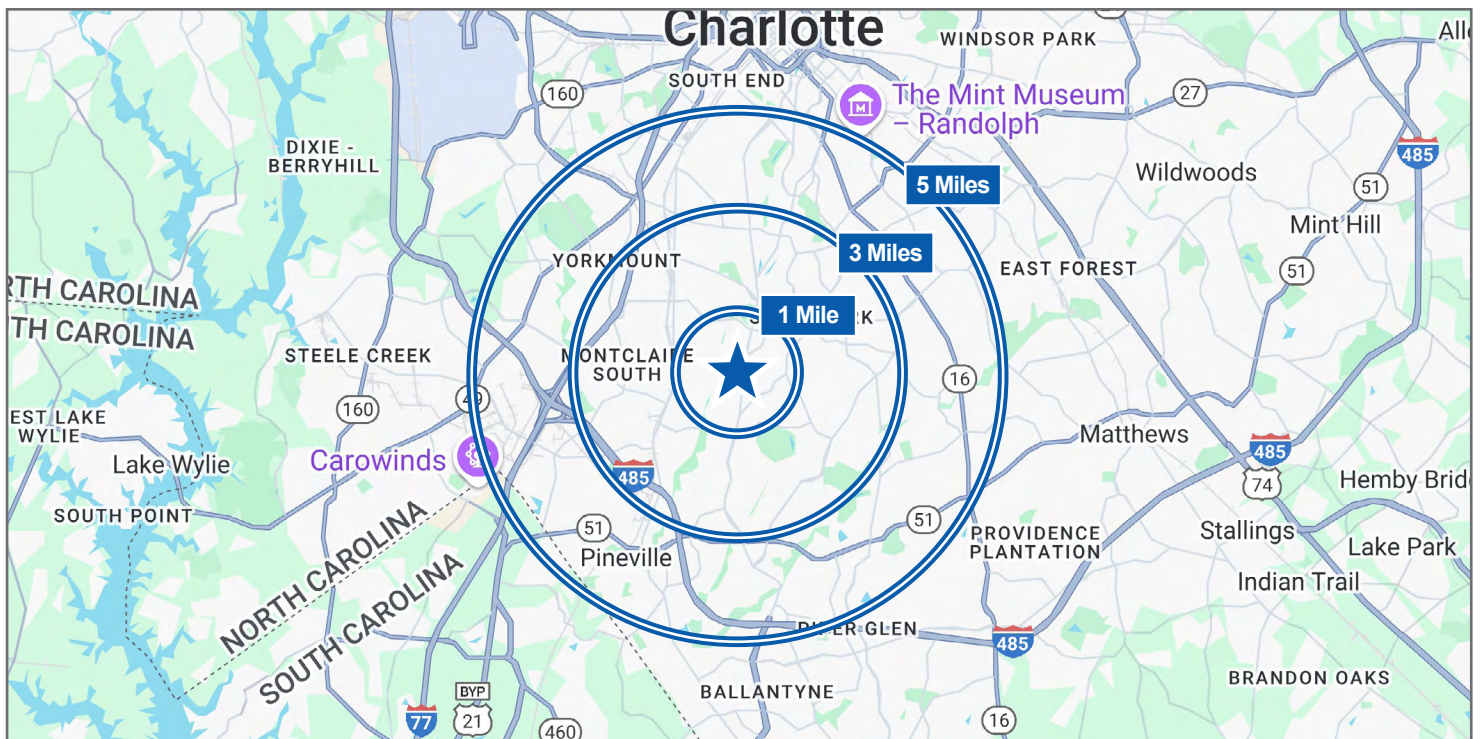
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FOR SALE

Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	10,095	91,037	221,738
2029 Population	9,865	92,120	232,685
Annual Pop Growth (2024-2029)	-0.46%	0.24%	0.97%
2024 Households	4,522	40,004	96,441
2029 Households	4,434	40,740	102,015
Avg HH Size	2.22	2.26	2.28
2024 Median Age	40.1	36.6	37.0
2024 Median HH Income	\$116,936	\$95,678	\$100,980
2024 Avg HH Income	\$164,667	\$146,193	\$152,690



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