

Colliers

Accelerating success.

For Sublease


5024 Sunset Road,
Charlotte, NC 28269

Phil Corriher, CCIM, CRX, CRRP

Senior Vice President

+1 704 619 7108

phil.corriher@colliers.com



5024 Sunset Road is a former Hardee's restaurant located in a highly visible and accessible area of Charlotte, NC. The property sits on approximately 0.922 acres and includes a 3,444 SF freestanding building equipped with a drive-thru, making it well-suited for quick-service retail use. Positioned near major highways and surrounded by a strong mix of residential and commercial developments, the site benefits from steady traffic counts and excellent frontage.

Features & Amenities

- Square Footage: 3,444 SF
- Acreage: 0.922 AC
- Former Hardees
- There is just under 7 years remaining on the current term. April 2nd 2032 Lease expiration. Rent is \$117,417 per year with a 10% increase in 2027.
- Excellent frontage
- High surrounding Traffic Counts
- Lease Rate: Call Broker for Pricing



Interior Photos





Demographics

	1 Mile	3 Mile	5 Mile
Population	6,253	64,632	176,381
Total Households	1,843	24,273	69,109
Average Household Income	\$65,175	\$78,085	\$84,675
Daytime Population	7,648	72,891	204,007
Total Businesses	206	2,230	6,606
Total Employees	3,039	29,478	78,301



Colliers

300 W. Summit Ave, Suite 200
Charlotte, NC 28203
P: +1 704 409 9933
colliers.com

Phil Corriher, CCIM, CRX, CRRP

Senior Vice President
+1 704 619 7108
phil.corriher@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.