



CHARLOTTE, NC | 28212

# 5020 E INDEPENDENCE BLVD

VERSATILE COMMERCIAL OPPORTUNITY FOR SALE



**±2,651 SF**

BUILDING SIZE

**±0.5 AC**

LOT SIZE

**38**

PARKING  
SPACES

**GC**

ZONING

**\$1.999M**

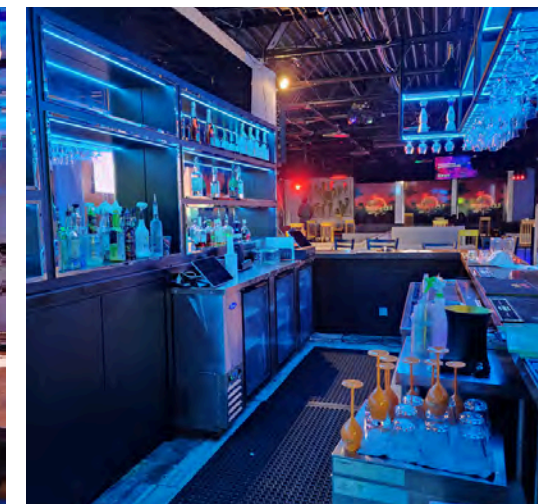
SALE PRICE

## PROPERTY OVERVIEW

# VERSATILE COMMERCIAL OPPORTUNITY

Position your business in one of Charlotte's most traveled commercial corridors with this unique opportunity on E. Independence Boulevard. Currently operating as a nightclub, the property offers flexibility for a variety of commercial uses, including a retail showroom, bar, lounge, entertainment venue, or other adaptive concepts. The sale includes the land and building, with the option to purchase the existing furniture, fixtures, and equipment (FF&E). A billboard lease provides additional income potential, and the property features approximately 38 on-site parking spaces along with a receiving kitchen to support food service operations.

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## NEIGHBORHOOD OVERVIEW

# OAKHURST | COTSWOLD | EAST CHARLOTTE

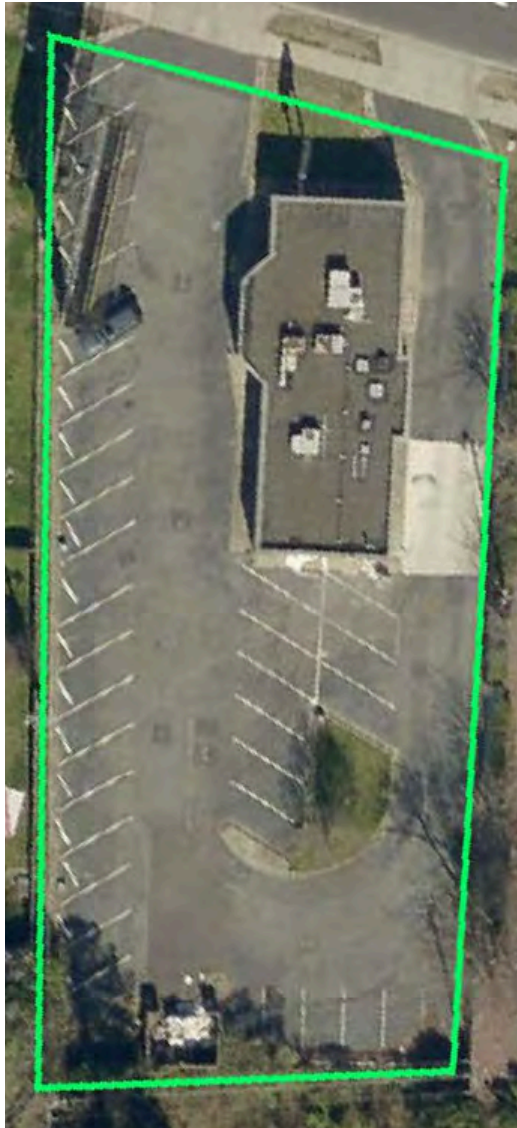
Located along the Monroe Road and Independence Boulevard corridors, the Oakhurst, Cotswold, and East Charlotte submarkets offer a dynamic blend of established neighborhoods, growing commercial activity, and convenient connectivity. The area provides quick access to Uptown Charlotte, major highways including Independence Boulevard (US-74) and I-277, and is experiencing continued investment through redevelopment, new residential projects, and expanding retail and dining options. With a diverse customer base, strong surrounding demographics, and excellent regional access, this corridor continues to attract both businesses and residents seeking a central, well-connected location.



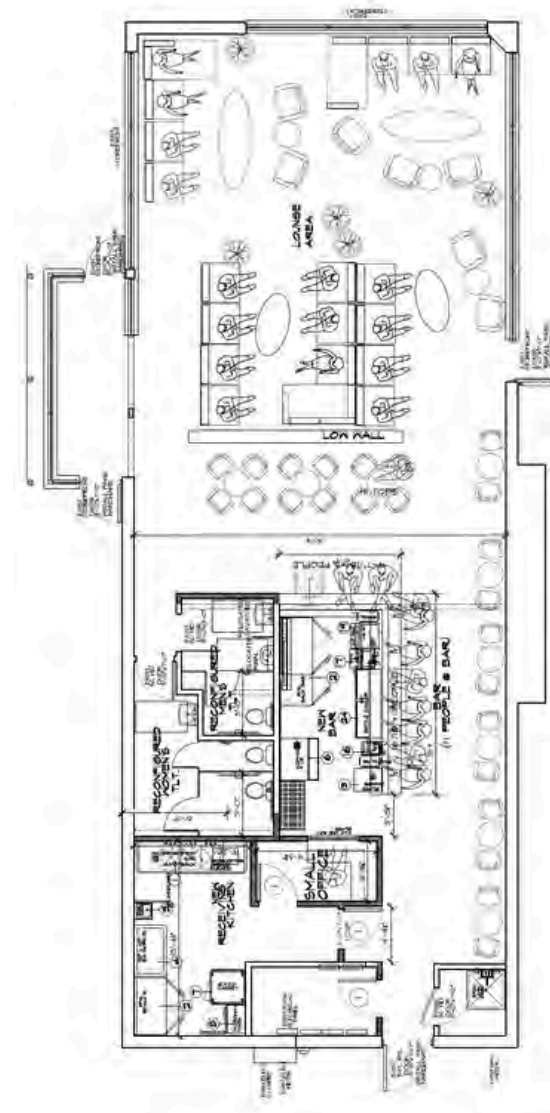
## QUICK FACTS

- *8.2 miles to Uptown Charlotte (15 min drive)*
- *3.5 miles to I-485 (12 min drive)*
- *4.7 miles to I-77 (12 min drive)*
- *5.6 miles to I-85 (14 min drive)*
- *Surrounded by established retail, auto dealerships, restaurants, and service providers*

## 38 ON-SITE PARKING SPACES



## FLEXIBLE LAYOUT



# NEARBY AMENITIES





5020 E INDEPENDENCE BLVD | CHARLOTTE, NC

## CONTACT



**RODNEY FAULKNER**

(704) 777-0507

RFAULKNER@BOUNDARYCRE.COM



**PHI HOANG**

(704) 989-6964

PHOANG@BOUNDARYCRE.COM



Boundary Street Advisors  
301 E. Tremont Ave. | Suite D | Charlotte, NC 28203  
(704) 833-8533

[www.boundarycre.com](http://www.boundarycre.com)

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