

KW COMMERCIAL



FOR SALE

OFC

Charlotte

3.24 Acre Commercial Development Site

Prime Infill Development Opportunity
Located Near Interstate-77 Exit 4

OFFERING MEMORANDUM | 7927 NATIONS FORD ROAD | CHARLOTTE, NC

Exclusively Listed by

Justin Francis | jfrancis@kw.com | 290196, NC

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | BALLANTYNE AREA
14045 Ballantyne Corporate Place
Charlotte, NC 28277

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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, three-dimensional grid of rectangular shapes, representing the structure of a multi-story building. The perspective is from a low angle, looking up at the building's facade. Dotted lines are also visible, suggesting hidden or structural elements.

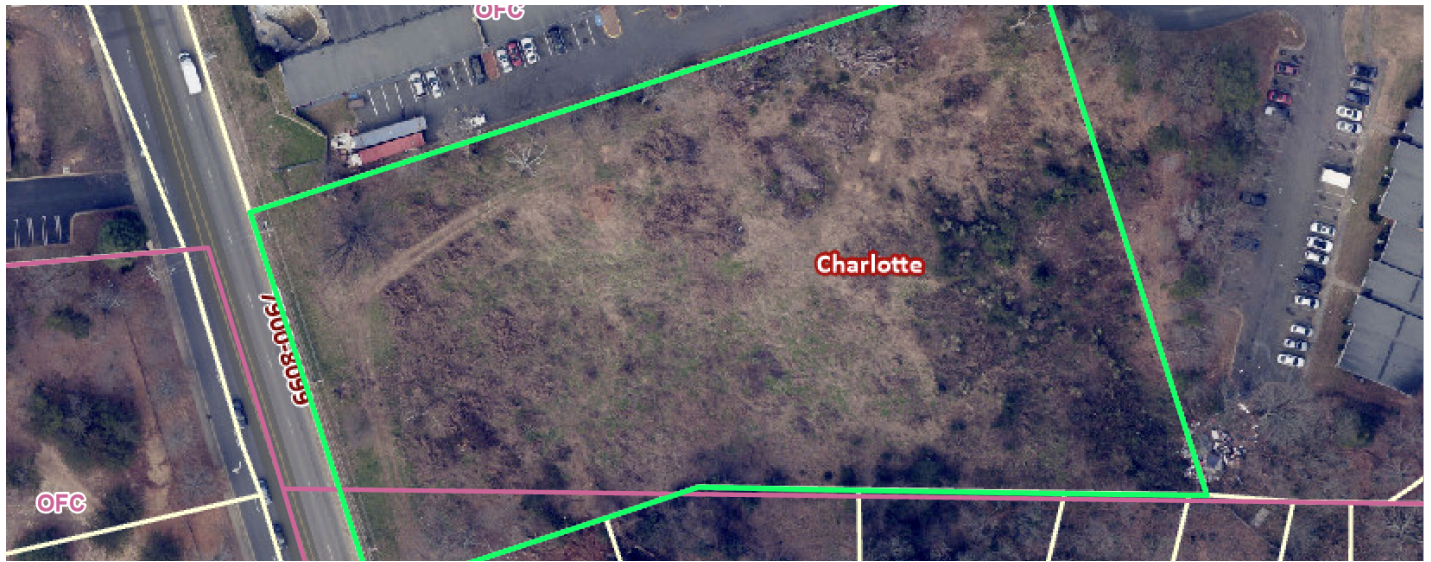
01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

KW Commercial is pleased to present the opportunity to acquire 3.24 acres of commercially zoned land located at 7927 Nations Ford Road in Charlotte, North Carolina.

The property is strategically positioned near Interstate-77 (Exit 4), providing excellent access to Charlotte's major employment centers including Uptown Charlotte, South End, and the rapidly expanding Steele Creek submarket.

The site benefits from strong traffic exposure along Nations Ford Road and sits within a dense residential corridor supporting a wide range of commercial uses.

Charlotte continues to be one of the fastest growing metropolitan areas in the United States, supported by strong job growth, corporate relocations, and sustained population growth.

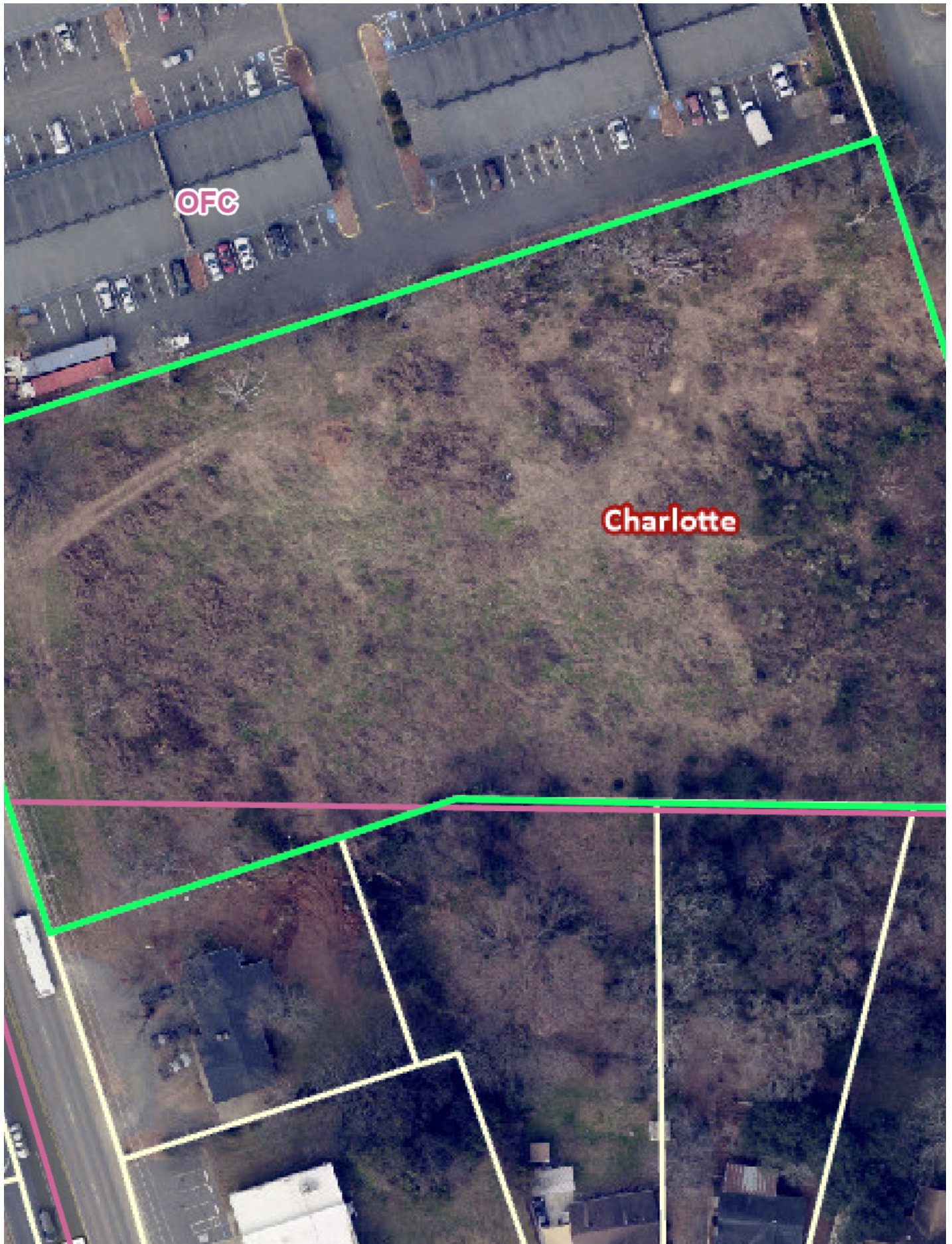
This offering represents a rare opportunity for investors or developers to secure a well-located commercial development site within one of the Southeast's strongest real estate markets.

Property Highlights

- Well-positioned development site in the growing Charlotte market.
- Immediate Access to I-77
- Located near Exit 4 providing excellent connectivity to Uptown Charlotte and the broader metro area.
- Strong Visibility and Frontage
- Direct frontage along Nations Ford Road with strong daily traffic exposure.
- Flexible Commercial Zoning (OFC)
- Large and Growing Trade Area
- Over 209,000 residents within a 5-mile radius.
- Infill Development Opportunity
- Surrounded by established residential communities and commercial uses.
- Strategic Charlotte Location
- Minutes from South End, Uptown Charlotte, and major employment centers.
- Additional land available

Price:	Pricing Guidance Available Upon Request
Lot Size:	3.24 Acres
Frontage:	Nations Ford Rd.
Zoning:	ofc
APN:	16927567

Property Photos



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

02

Location Information

REGIONAL MAP

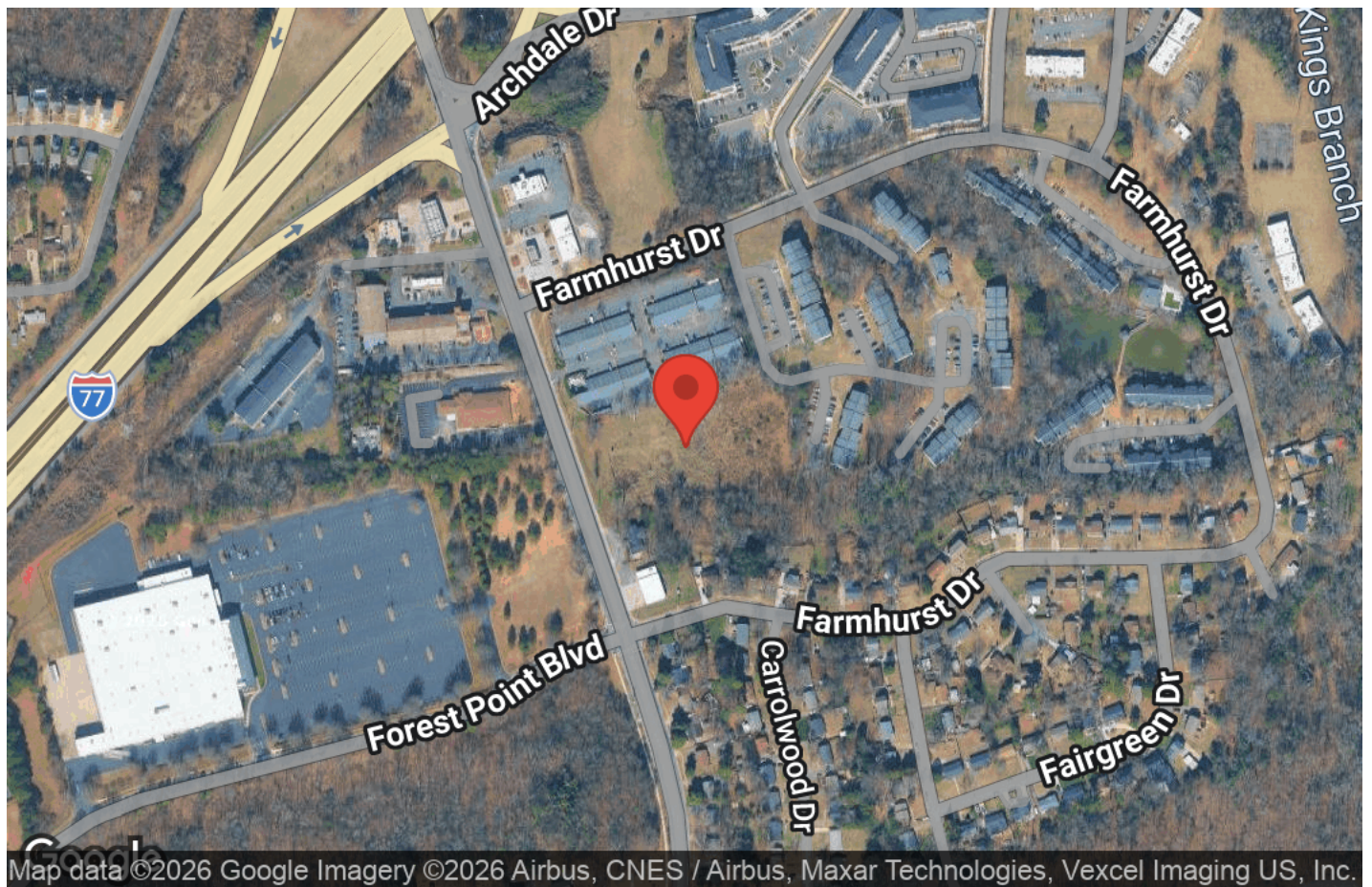
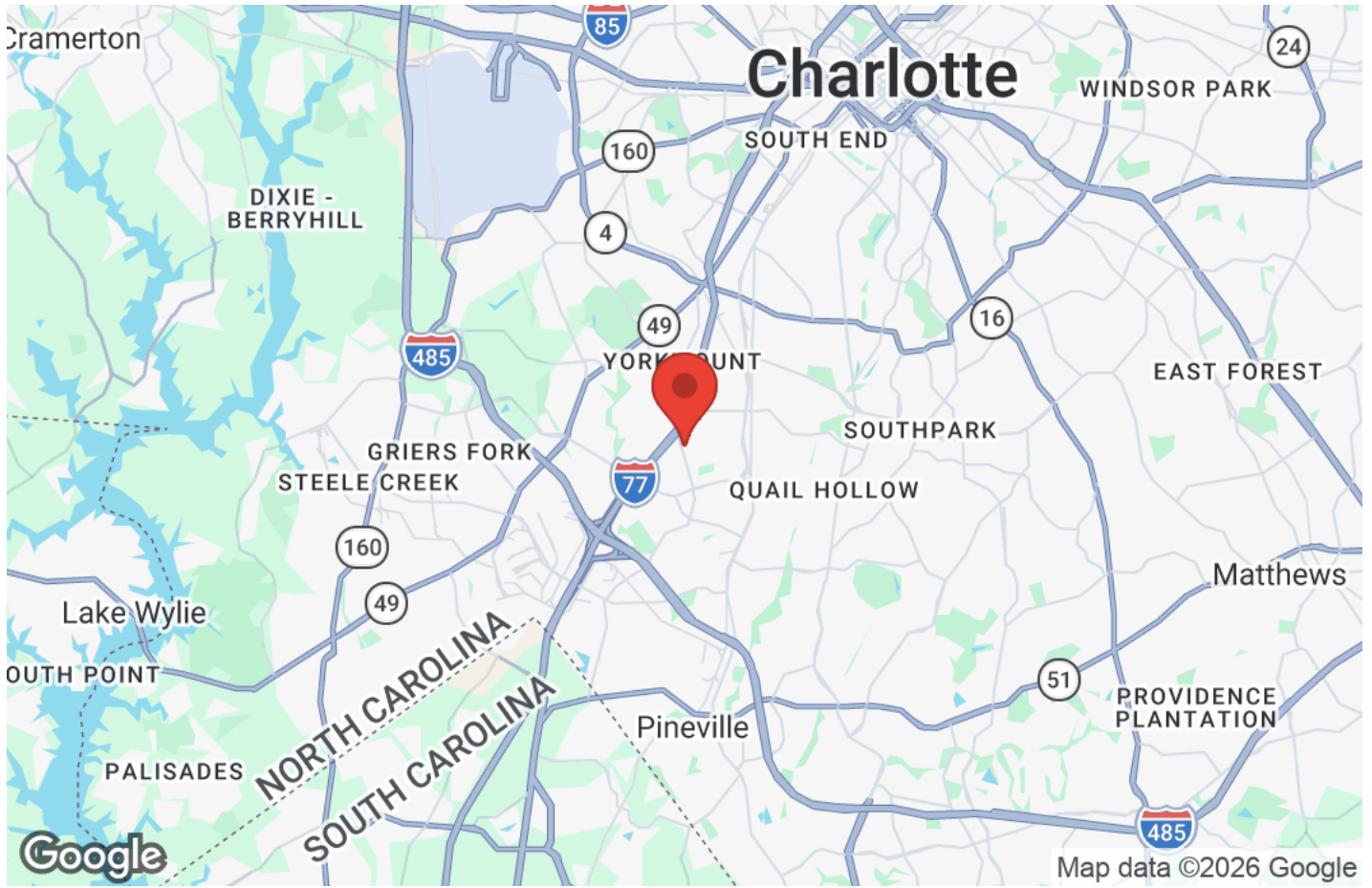
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map





03

Trade Area Overview

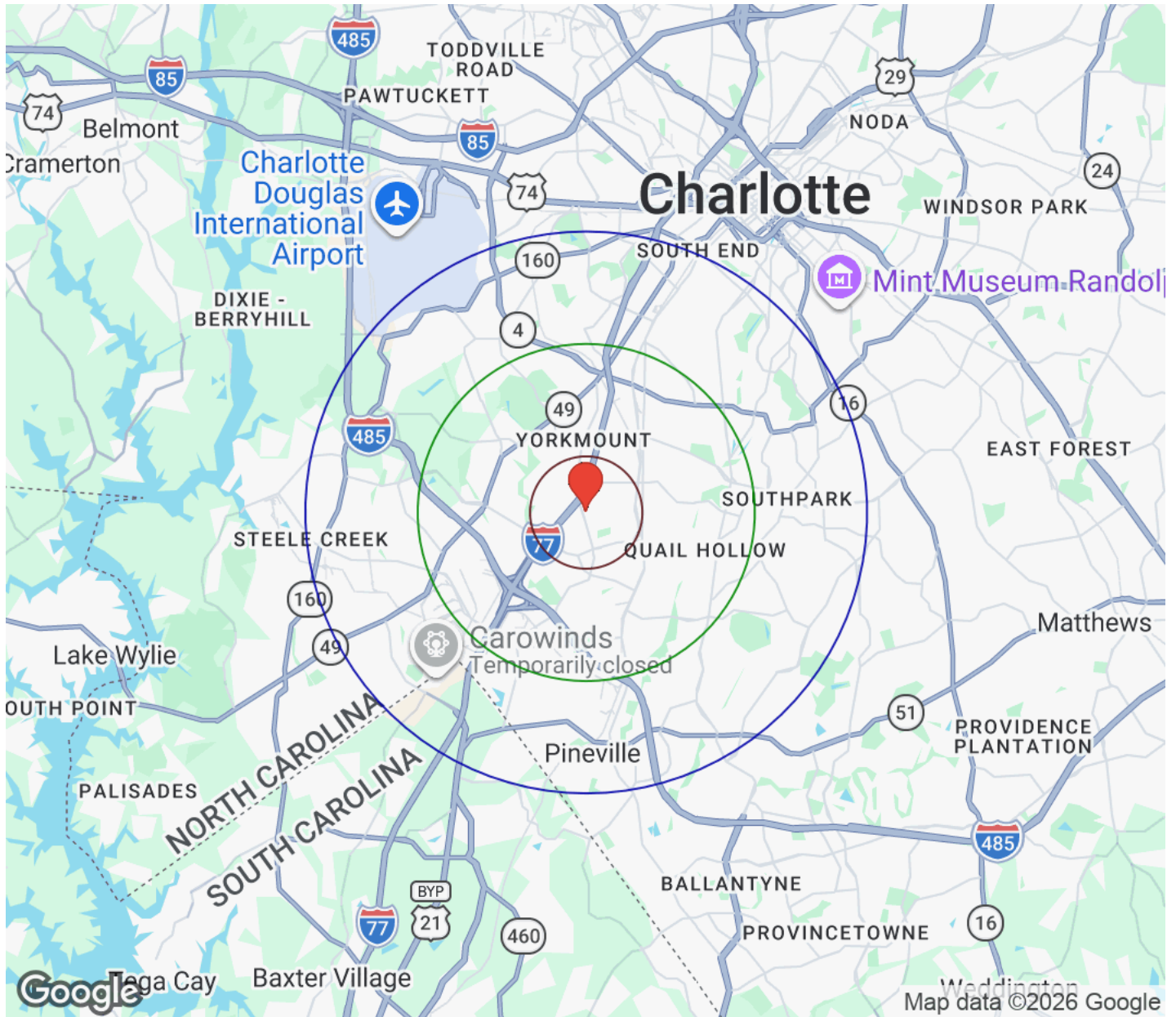
BUSINESS MAP

DEMOGRAPHICS

Business Map



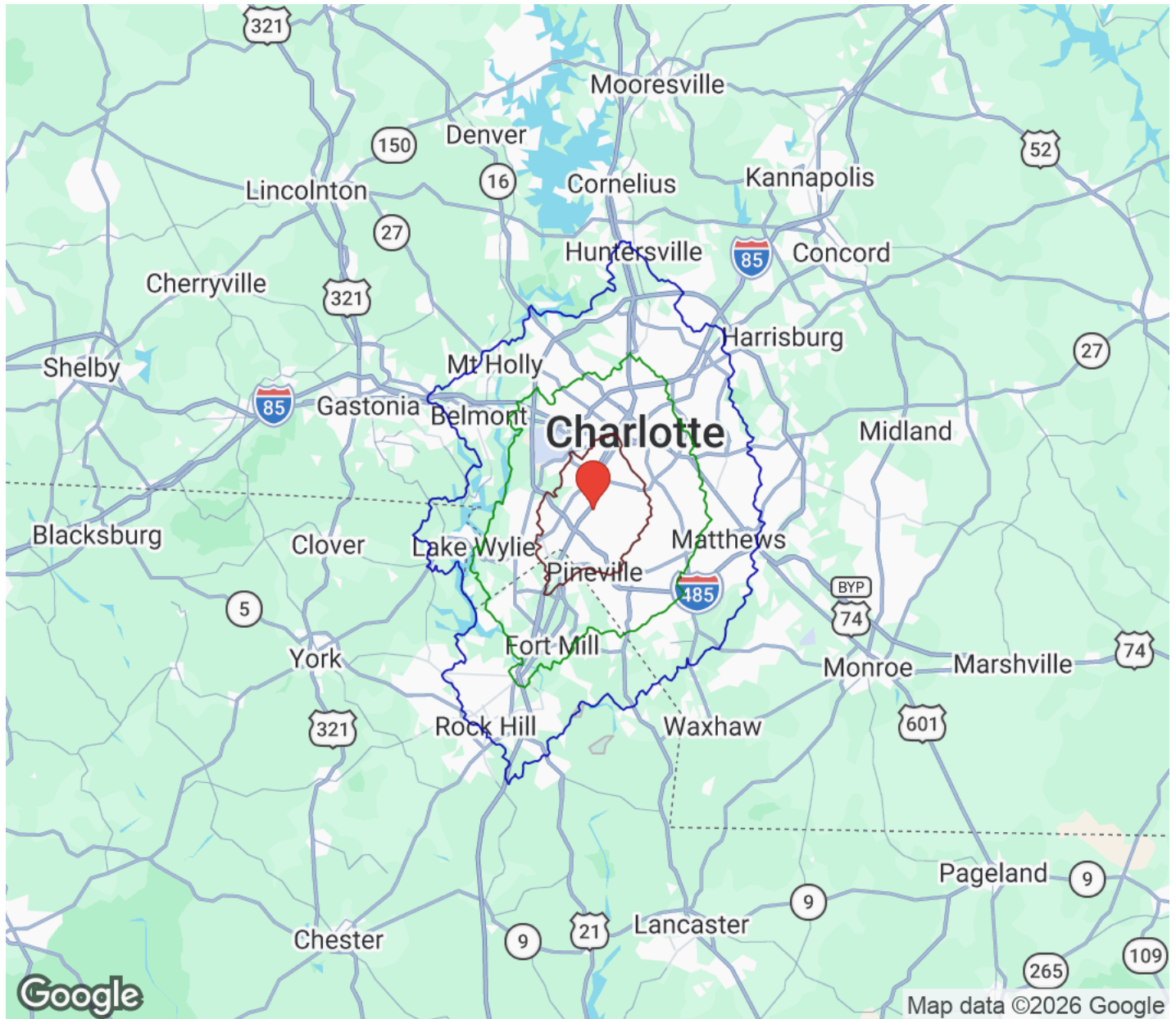
Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	8,082	40,331	101,742	Median	\$54,840	\$77,757	\$92,686
Female	7,971	42,054	107,776	Under \$15k	775	2,649	6,128
Total Population	16,054	82,384	209,518	\$15k - \$25k	495	2,173	4,347
				\$25k - \$35k	445	2,249	4,875
Housing				\$35k - \$50k	1,025	4,036	9,010
Total Units	6,273	39,159	100,471	\$50k - \$75k	923	6,521	14,242
Occupied	5,822	36,298	92,503	\$75k - \$100k	614	4,720	10,810
Owner Occupied	1,702	14,026	43,184	\$100k - \$150k	808	6,606	15,624
Renter Occupied	4,120	22,272	49,319	\$150k - \$200k	362	3,259	9,094
Vacant	451	2,861	7,968	Over \$200k	376	4,084	18,372
Age							
Ages 0 - 14	3,991	15,175	37,648				
Ages 15 - 24	2,413	9,993	24,948				
Ages 25 - 54	7,281	40,926	98,604				
Ages 55 - 64	1,233	7,581	21,463				
Ages 65+	1,137	8,708	26,856				

Demographics



Driving Time: 10 Mins 20 Mins 30 Mins

	10 Mins	20 Mins	30 Mins		10 Mins	20 Mins	30 Mins
Population				Income			
Male	76,757	310,336	611,828	Median	\$88,363	\$97,157	\$89,645
Female	81,925	324,195	637,490	Under \$15k	4,770	17,081	32,481
Total Population	158,682	634,532	1,249,320	\$15k - \$25k	3,715	12,278	23,542
				\$25k - \$35k	3,942	14,412	28,641
Housing				\$35k - \$50k	7,311	24,622	51,777
Total Units	78,510	299,023	555,797	\$50k - \$75k	11,687	41,362	83,787
Occupied	72,284	275,507	513,862	\$75k - \$100k	8,823	31,588	62,651
Owner Occupied	30,425	140,426	277,778	\$100k - \$150k	12,648	50,507	91,582
Renter Occupied	41,859	135,081	236,084	\$150k - \$200k	7,164	29,203	52,792
Vacant	6,226	23,516	41,935	Over \$200k	12,223	54,452	86,609
Age							
Ages 0 - 14	27,965	115,312	233,356				
Ages 15 - 24	18,702	73,910	161,498				
Ages 25 - 54	77,226	296,319	561,769				
Ages 55 - 64	15,485	67,772	134,663				
Ages 65+	19,304	81,217	158,034				

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, rectangular volumes, and a grid of lines representing windows and structural elements. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

04

Agent Profile

PROFESSIONAL BIO

DISCLAIMER

Professional Bio



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