

# FOR SALE OR LEASE

Retail 10,000 S.F. +/-

1437 E. Sugar Creek Road Charlotte, NC



## Property Description

**Building:** Freestanding Brick building with a highly visible pole sign, 10,000 S.F. +/- 100'x100'

Former Dollar General Ample Paved parking

**Location:** On busy Sugar Creek Rd and Terrybrook Lane  
Over 14,000 cars per day in 2022 NC DOT count  
Between Eastway Drive and The Plaza

**Land:** Zoned ML-1 light industrial

.95 acres +/- with 195' frontage

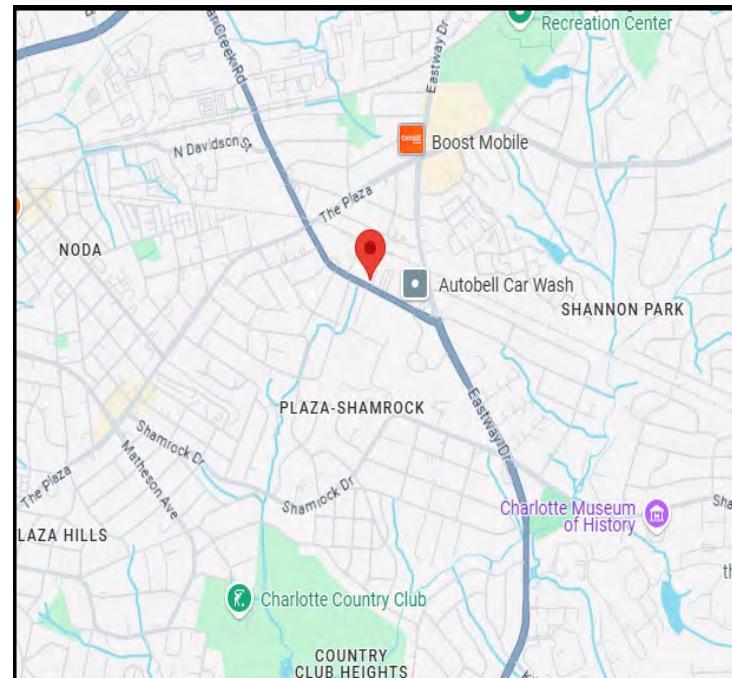
Fenced side and rear paved lots

**Uses:** Zoning permits a wide range of uses  
& light industrial in need of fenced parking  
One dock high door in rear

**Tax Parcel:** 093-021-03

**Lease:** \$14 NNN

**Sale:** \$2,200,000



For Further Details Contact:

John N. Jones, President

Gibson Smith Realty Co.

704-408-8166

jjones@gsrc.net



1057 E. Morehead

Street Suite 300

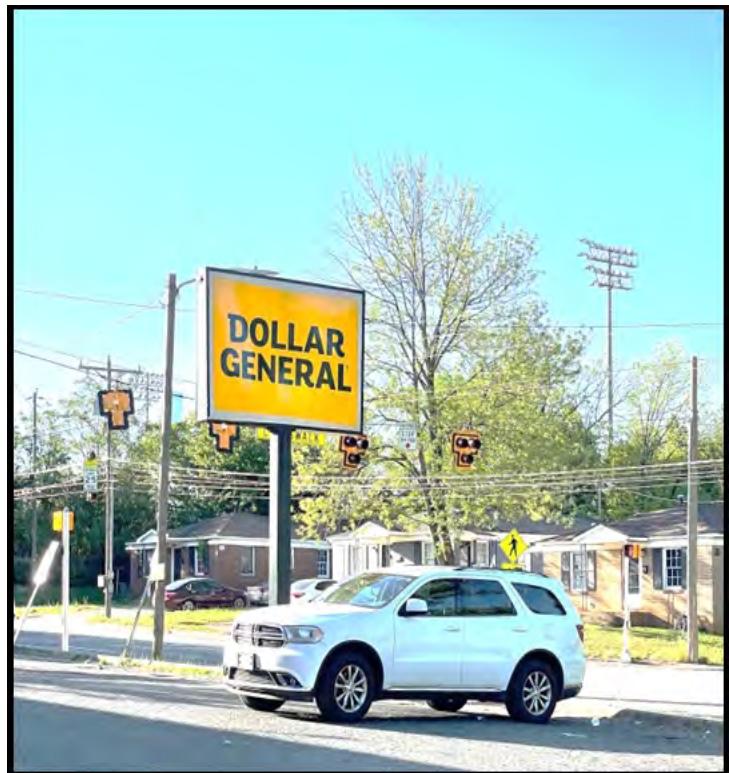
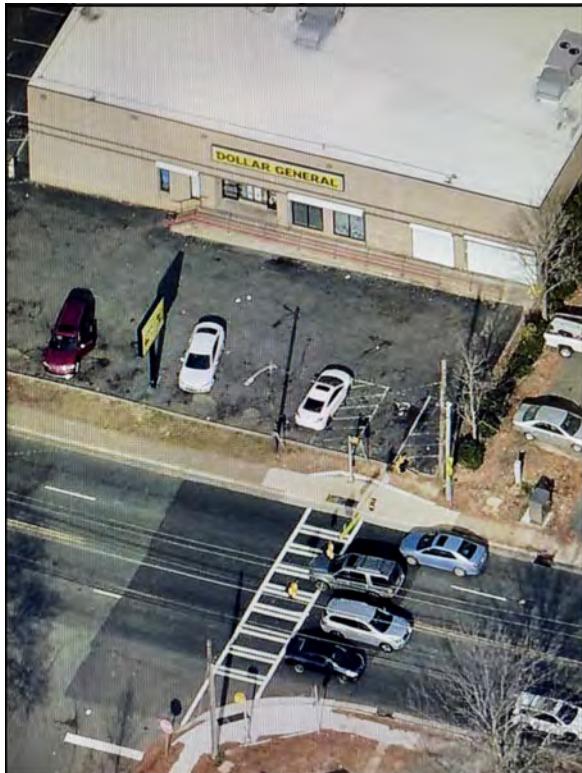
Charlotte, NC 28204

[www.gsrc.net](http://www.gsrc.net)

# FOR SALE OR LEASE

Retail 10,000 S.F. +/-

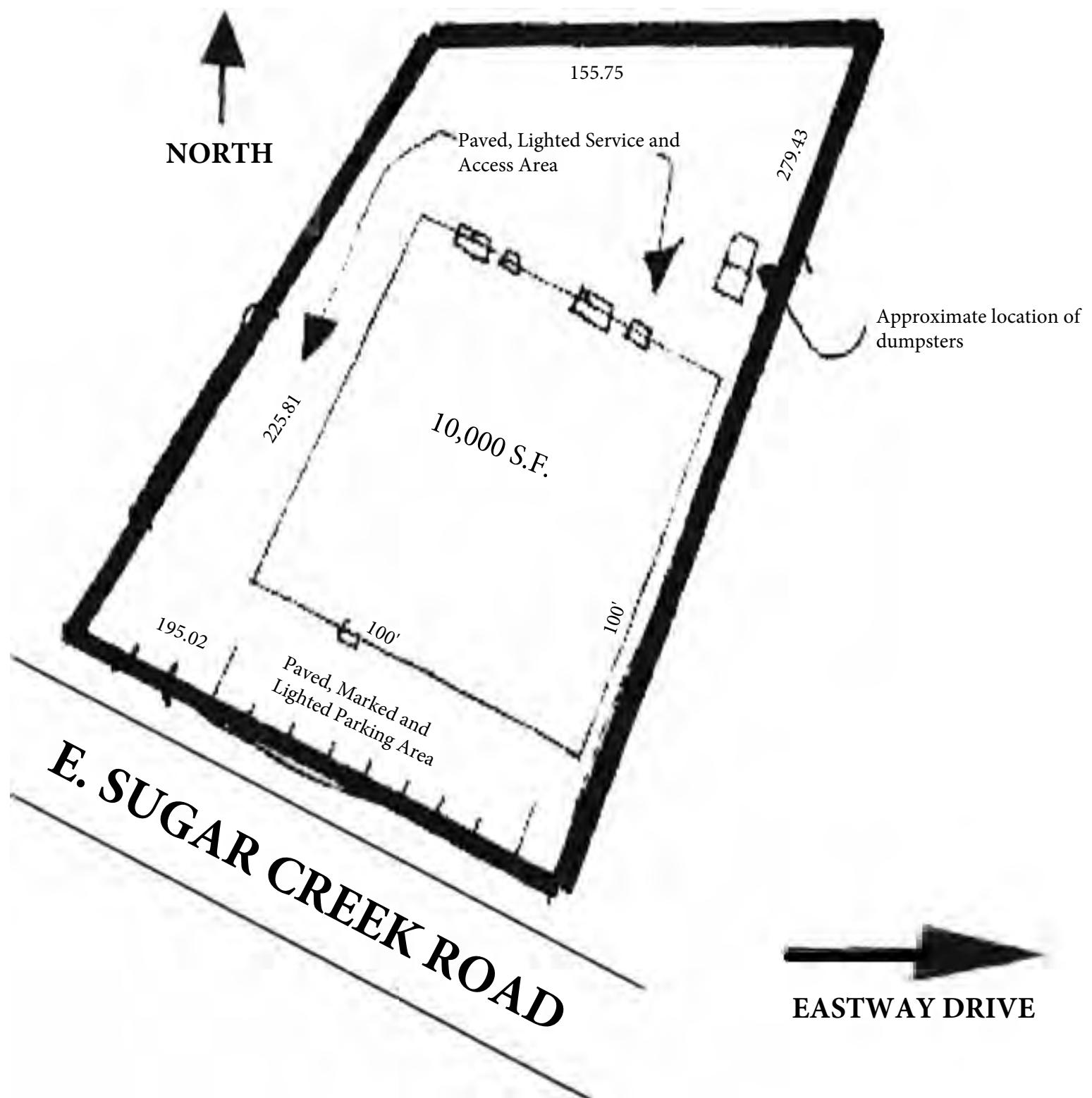
1437 E. Sugar Creek Road Charlotte, NC



For Further Details Contact:  
**John N. Jones, President**  
Gibson Smith Realty Co.  
704-408-8166  
[jjones@gsrc.net](mailto:jjones@gsrc.net)



1057 E. Morehead  
Street Suite 300  
Charlotte, NC 28204  
[www.gsrc.net](http://www.gsrc.net)



# Polaris Map – Mecklenburg County, North Carolina

1437 E. Sugar Creek Road

Date Printed: 4/17/2025 1:28 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.