

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

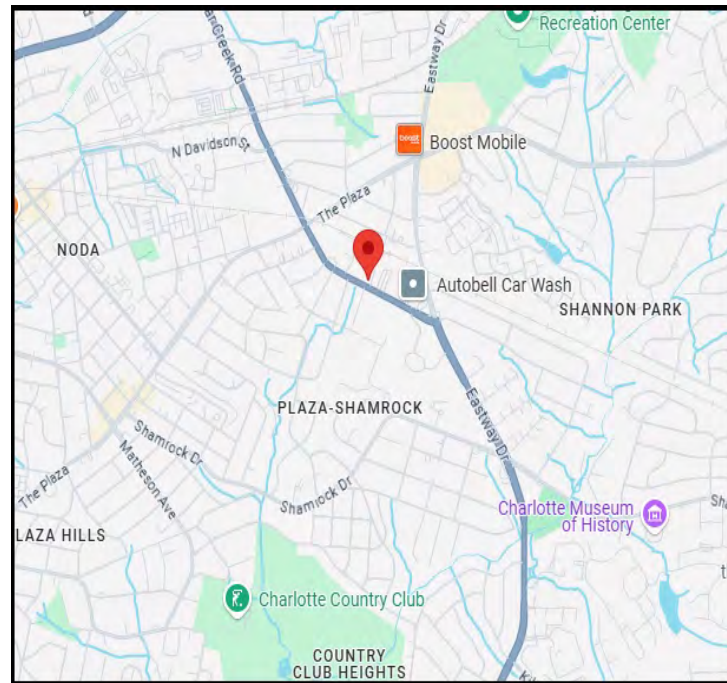
Land: Zoned ML-1 light industrial
.95 acres +/- with 195' frontage
Fenced side and rear paved lots

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@gsrnc.net

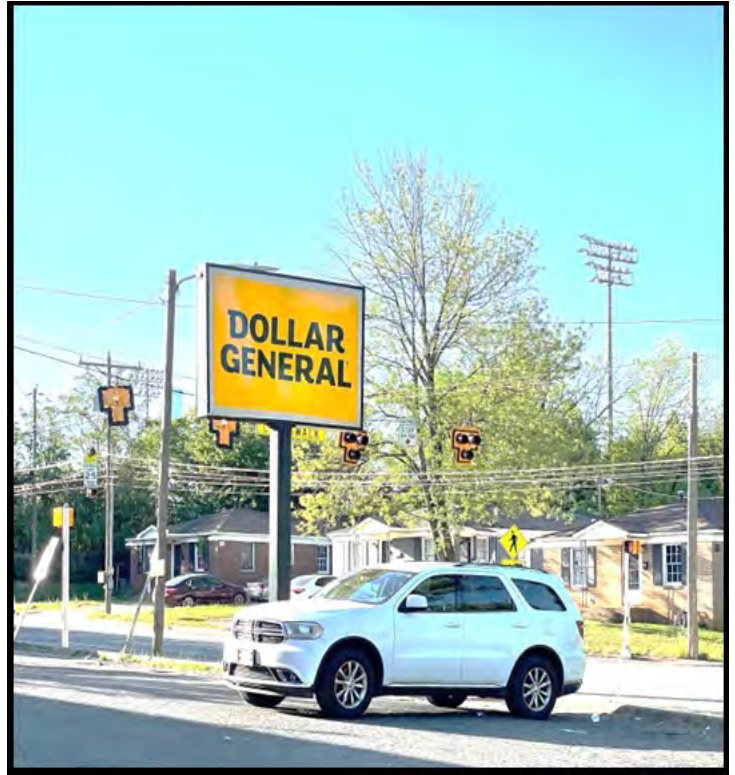


1057 E. Morehead
Street Suite 300
Charlotte, NC 28204
www.gsrc.net

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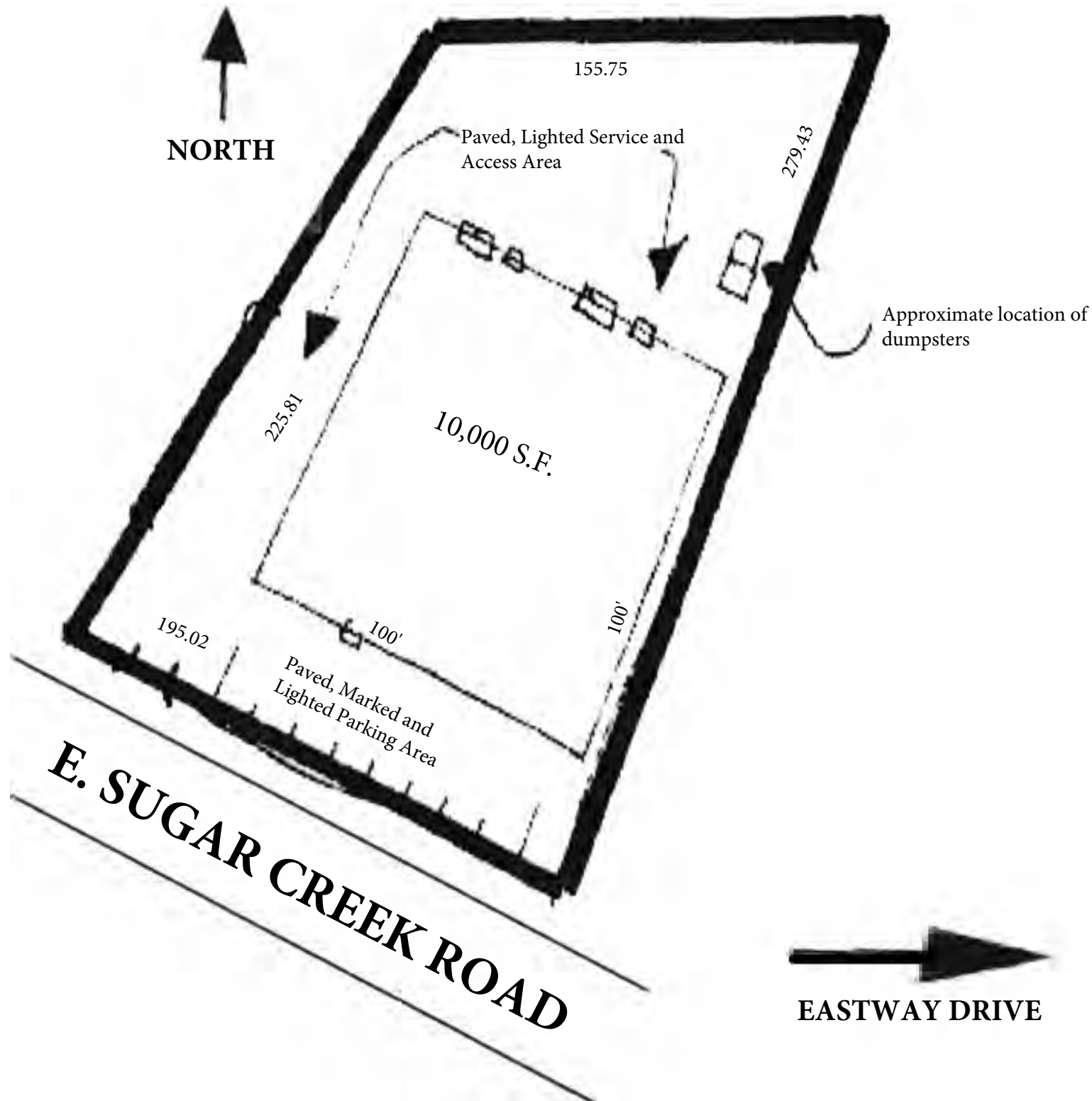


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The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The flyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to purchase.



Polaris Map – Mecklenburg County, North Carolina

1437 E. Sugar Creek Road

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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.