

3606 Rozzelles Ferry Rd

CHARLOTTE, NC 28216



 WHITESIDE
PROPERTIES

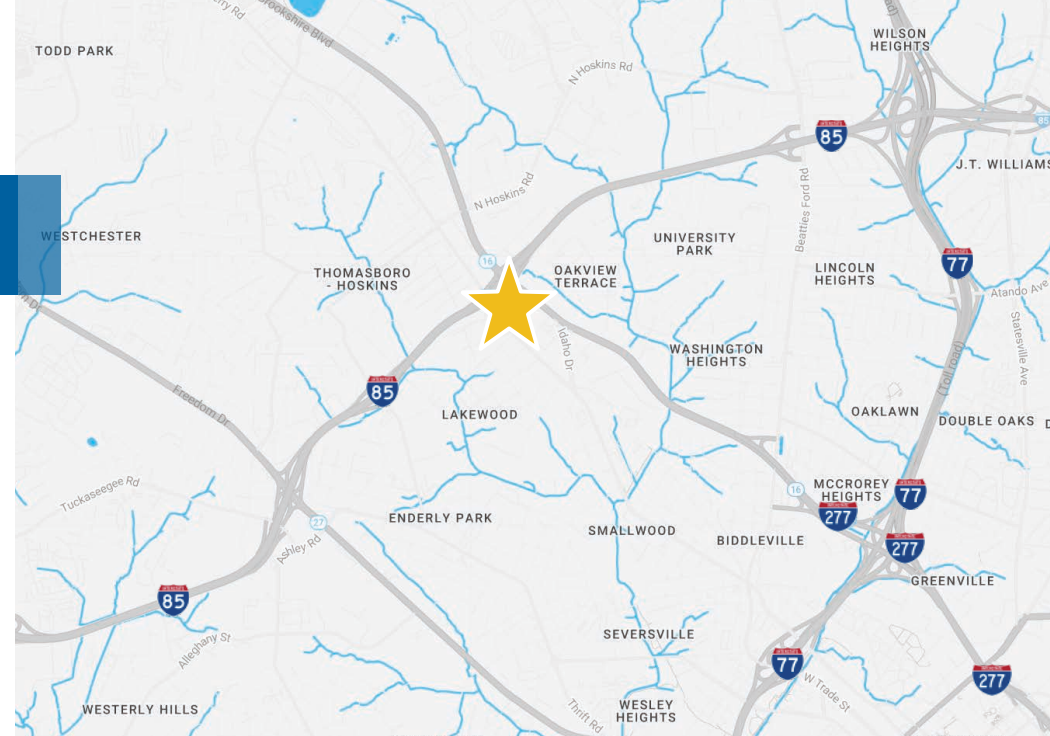
Available for Sale

+/- 7,103 SF Retail/Industrial Space on +/- 0.472 AC

Property Highlights

Located at 3606 Rozzelles Ferry Rd in Charlotte, NC, this sale presents a prime investment opportunity for buyers seeking a retail or industrial space. The property offers a 7,103 square foot building situated on a 0.472-acre lot, zoned CG. With convenient proximity to I-85, this site is strategically positioned with easy accessibility to Charlotte and the surrounding submarkets.

Address	3606 Rozzelles Ferry Rd, Charlotte, NC 28216
Availability	Available for Sale
Asset Class	Retail/Industrial
Square Footage	+/- 7,103 SF Building
Acreage	+/- 0.472 AC
Zoning	CG
Parcel	06512512
Access	Honeywood Ave off of Rozzelles Ferry Rd
Drive-In	Opening for Grade Level Door (7'x9')
Sale Price	\$650,000



Demographics



77,358 Population - 3 mile
211,401 Population - 5 mile



\$94,066 Average Household Income - 3 mile
\$107,487 Average Household Income - 5 mile



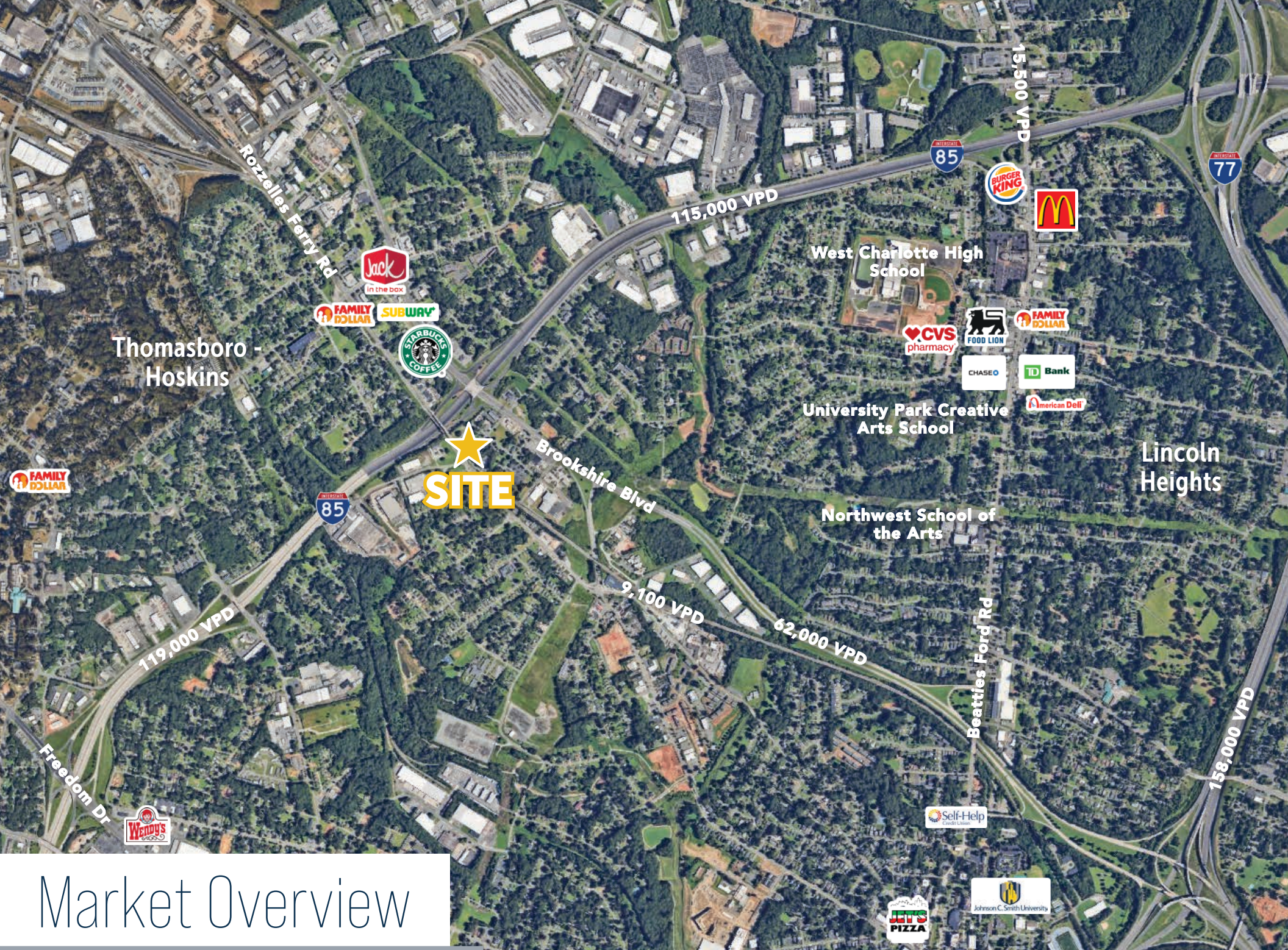
33,539 Households - 3 mile
95,192 Households - 5 miles



62,411 Employees - 3 mile
210,731 Employees - 5 mile



Property Photos



Thomasboro - Hoskins

★
SITE

West Charlotte High School

University Park Creative Arts School

Northwest School of the Arts

Lincoln Heights

Market Overview

Charlotte, NC



Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.





Smallwood

Uptown

HONEYWOOD AVE

SITE

ROZZELLES FERRY RD

9100 N RD



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