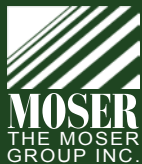


HARRISBURG, NC | COMMERCIAL ±1.14 ACRES | FOR SALE



OFFERED EXCLUSIVELY BY

ISAAC HARROW

Broker

O: 704.882.1700 ext. 220 M: 828.320.1986

HWY 49 S. | HARRISBURG, NC 28075

±1.14 ACRES | \$950,000



PROPERTY OVERVIEW

Positioned along the high-visibility Hwy 49 corridor, this site offers an exceptional ± 1.14 acre commercial development opportunity within the fast-growing Harrisburg submarket of greater Charlotte. The property's GC zoning provides broad flexibility for a wide range of commercial end-uses, making it ideally suited for retailers, service operators, medical providers, or small-format multi-tenant concepts seeking to capitalize on strong daily traffic counts and sustained area growth.

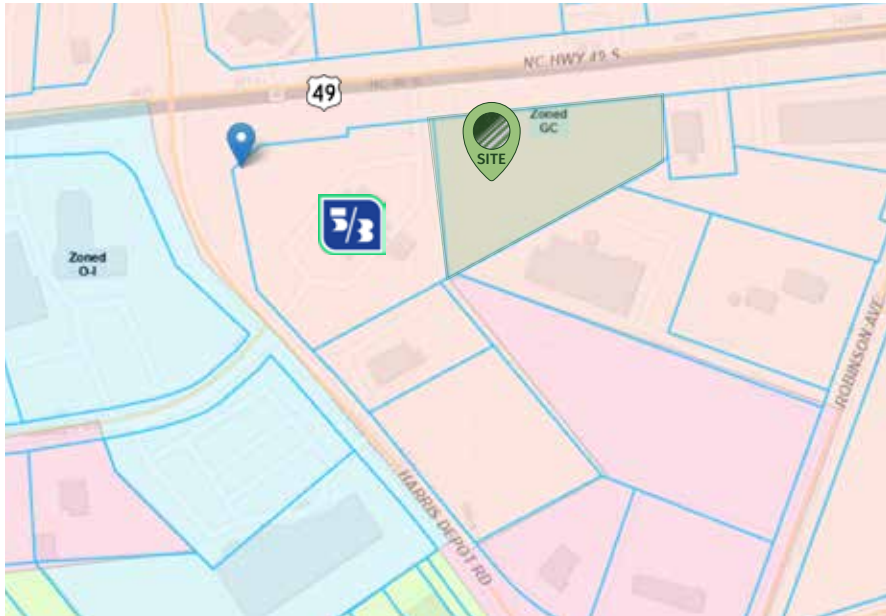
PROPERTY HIGHLIGHTS

- Easy access to HWY 49 and close proximity to I-485
- Located on highly visible Hwy 49, directly beside Fifth Third Bank at lighted intersection with strong traffic exposure
- Proximity to rapidly growing residential areas and surrounding retail centers
- Level, cleared commercial land zoned GC
- A Suburb of Charlotte, Harrisburg is Conveniently Located 30 Minutes From Charlotte Douglas International Airport

AERIAL VIEW



ZONING MAP



PROPERTY DETAILS



Highway 49 S.
Harrisburg, NC 28075



Zoning
G-C (General Commercial)



Sale Price
\$950,000



Available
± 1.14 ACRES



Property Type
Commercial | Land



Parcel ID
55076660810000



Population (2024)
21,562



Households (2024)
6,514



Average Household Income
\$153,812

OFFERED EXCLUSIVELY BY

ISAAC HARROW

Broker

O: 704.882.1700 ext. 220

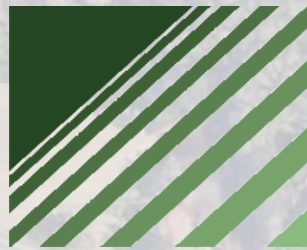
M: 828.320.1986

iharrow@themosergroupinc.com

MOSER
COMMERCIAL REAL ESTATE

LOCATION OVERVIEW





MOSER
COMMERCIAL REAL ESTATE