



**SITE**

CHARLOTTE, NC

# 3809 E. INDEPENDENCE BLVD

2.11 ACRES AVAILABLE | FOR SALE, LEASE, OR BTS



# PROJECT DETAILS

3809 E. INDEPENDENCE BLVD • 2.11 ACRES AVAILABLE • FOR SALE , LEASE, OR BTS

## PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

SALE PRICE	Call for Pricing
LEASE RATE	Negotiable
LOT SIZE	2.11 Acres
ZONING	B2

### DEMOGRAPHICS

#### TOTAL HOUSEHOLDS

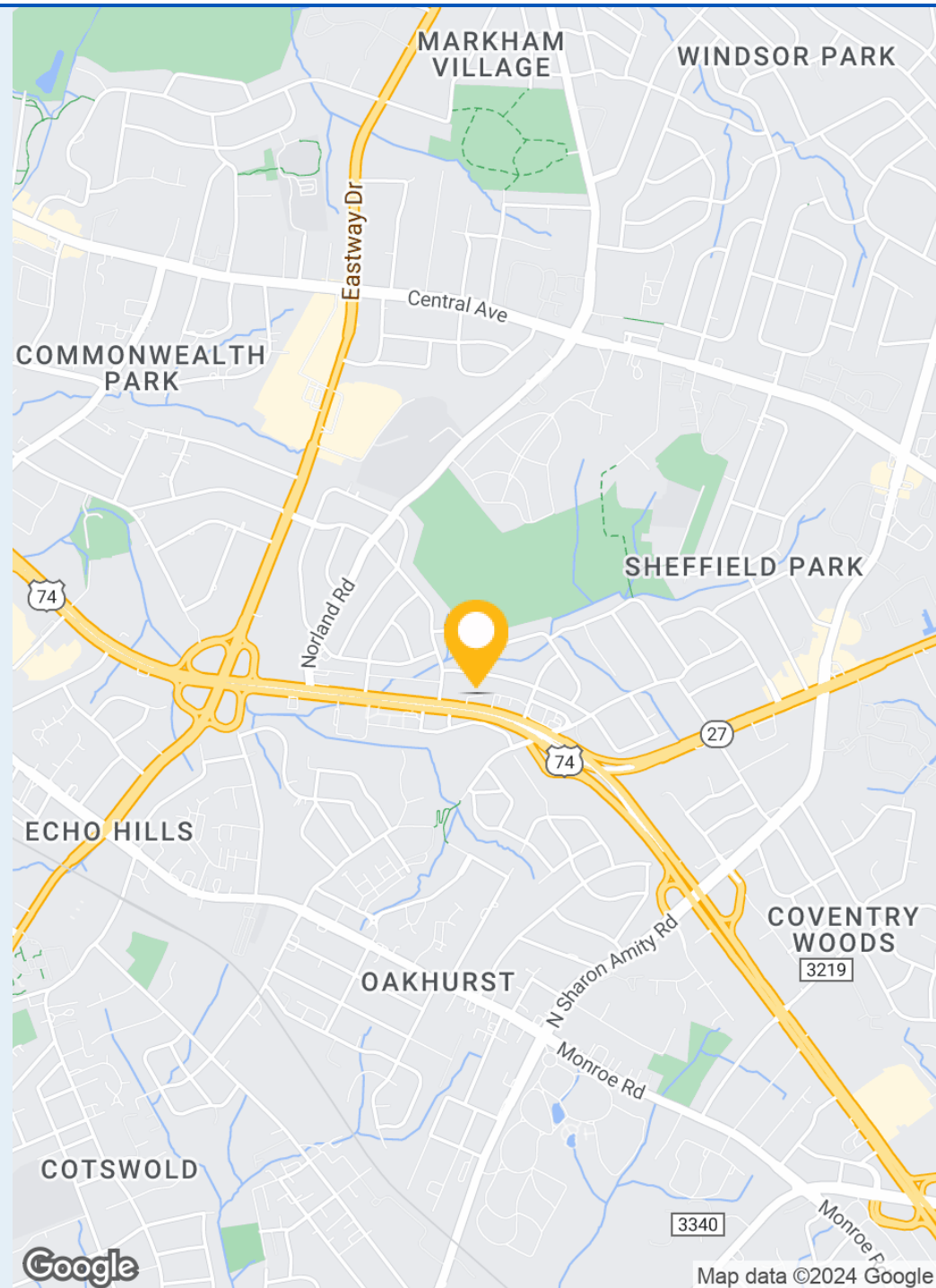
<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
4,557	48,146	134,437

#### TOTAL POPULATION

<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
9,974	114,398	303,302

#### MEDIAN HOUSEHOLD INCOME

<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
\$59,975	\$62,112	\$70,766



AERIAL

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**SITE**

Independence Blvd

Pierson Dr

93,000 ADT

52,000 ADT

ERVIN BUILDING REDEVELOPMENT OFFICE SPACE W/ ROOFTOP

COOK-OUT COOKOUT OWNED

Walmart

7-ELEVEN

Starbucks

Bojangles

pinckney

EchoPark

NC CASH CAR RENTAL

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**ALBANY**

**ATLANTA**

**BOSTON**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WEST PALM BEACH**

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