

# 9008 North Lakebrook Rd.

## Charlotte, NC, 28214

FOR SALE | FLEX / LIGHT INDUSTRIAL PROPERTY



**MERRITT CROOM, NC/SC REALTOR**

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# 9008 North Lakebrook Rd

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**PROPERTY SUMMARY**

ADDRESS	09008 NORTH LAKEBROOK RD. CHARLOTTE , NC, 28214
ZONING	ML-1
LOT SIZE	0.19 ACRES
PRICE	\$535,000
	<ul style="list-style-type: none"><li>• <b>PRIME LOCATION WITH EXCELLENT ACCESS:</b> CONVENIENTLY LOCATED JUST OFF I-85, OFFERING OUTSTANDING VISIBILITY AND ACCESSIBILITY.</li><li>• <b>PROXIMITY TO KEY DISTRIBUTION HUBS:</b> MINUTES FROM CLT AIRPORT AND MULTIPLE AMAZON DISTRIBUTION CENTERS, IDEAL FOR LOGISTICS OR LAST-MILE DELIVERY OPERATIONS.</li><li>• <b>BUSINESS-READY OPPORTUNITY:</b> GREAT LOCATION TO ESTABLISH OR EXPAND YOUR SERVICE, STORAGE, OR LIGHT INDUSTRIAL BUSINESS IN ONE OF CHARLOTTE'S MOST CONNECTED CORRIDORS.</li></ul>



FANTASTIC  
LOCATION



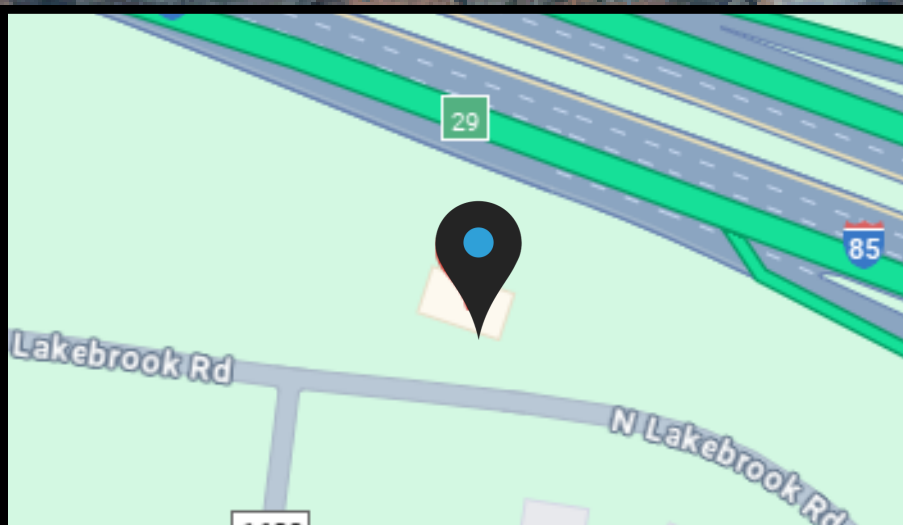
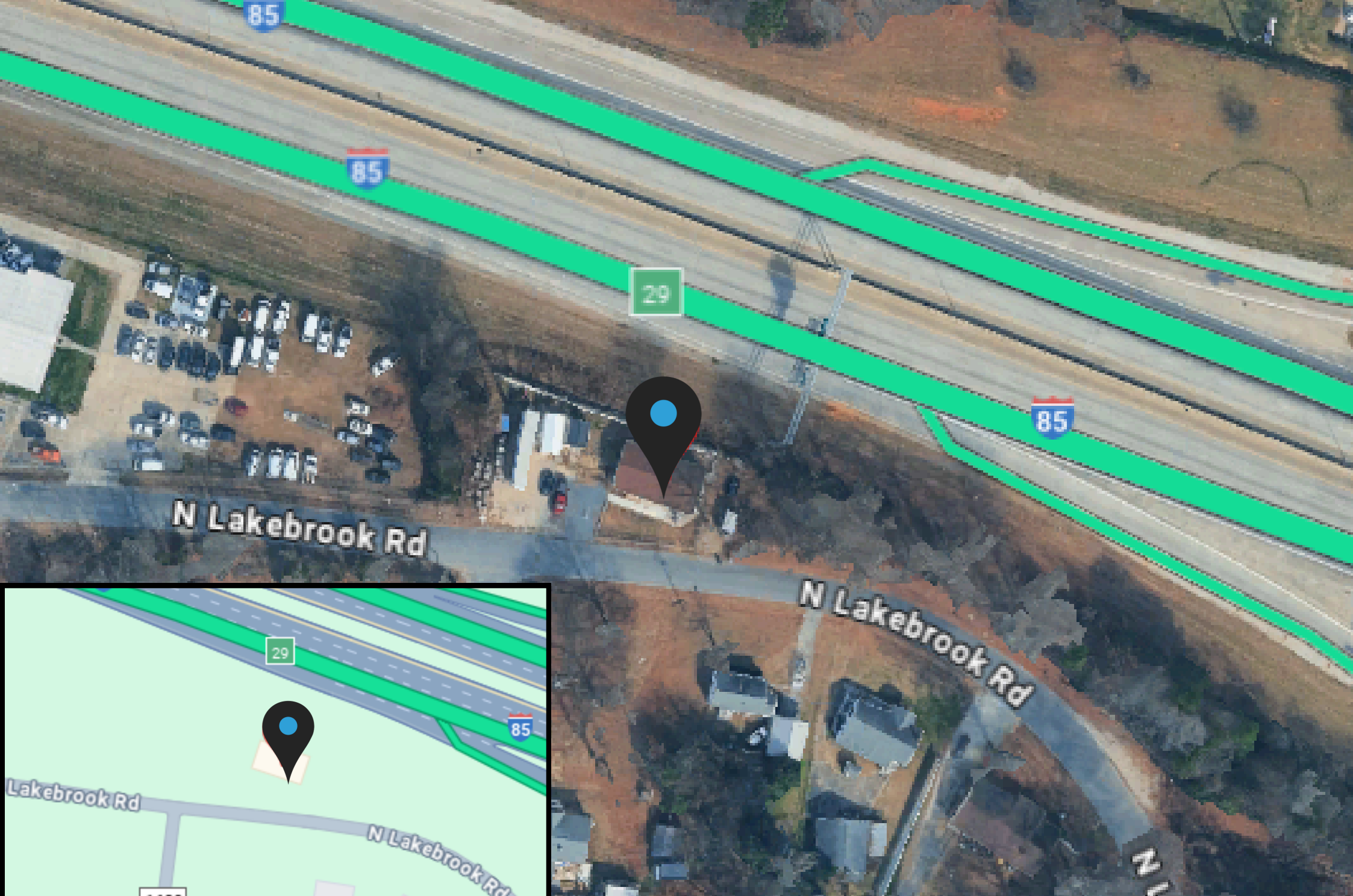
FLEXIBLE  
USE



NEWLY  
RENOVATED



9008 NORTH LAKEBROOK RD





9008 NORTH LAKEBROOK RD

9008 North  
Lakebrook Rd

CATAWBA



Outitters

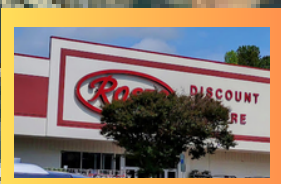


WILDWOOD

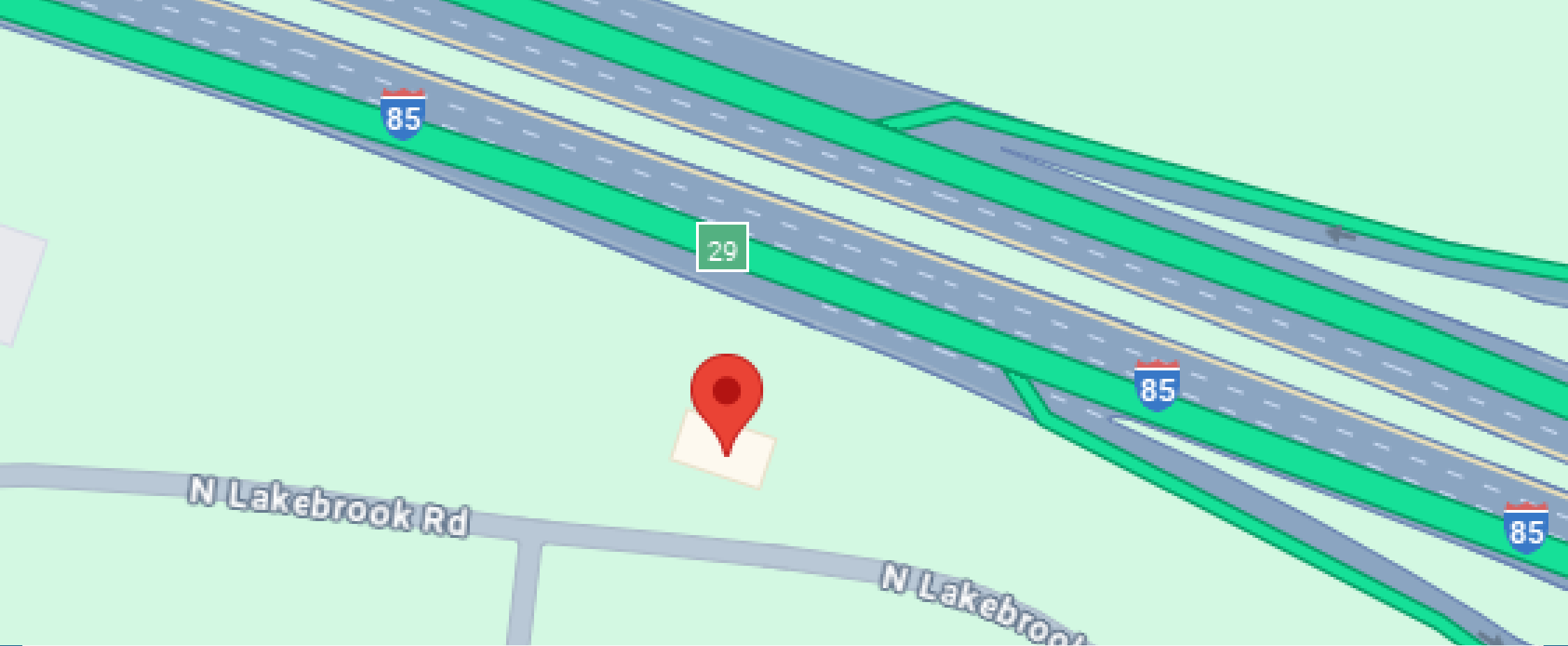
ARLINGTON



QuikTrip  
Diesel gas



elletique



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sam Wilson Rd	S I- 85 Svc Rd S	7,378	2024	0.22 mi
Sam Wilson Road	S I- 85 Svc Rd S	6,310	2025	0.23 mi
Sam Wilson Rd	I- 85 SW	16,572	2024	0.23 mi
Sam Wilson Road	I- 85 SW	11,476	2025	0.27 mi
I-85	Sam Wilson Rd	140,061	2024	0.43 mi
I- 85	Sam Wilson Rd NW	146,507	2024	0.48 mi
Bedford Rd	Singingpine Rd W	899	2025	0.49 mi
Moores Chapel Road	Heavy Equipment School Rd NE	1,986	2025	0.84 mi
Moores Chapel Rd	Heavy Equipment School Rd NE	3,098	2024	0.85 mi
Wilkinson Blvd	Sam Wilson Rd E	15,986	2025	0.91 mi



Population			
	2 miles	5 miles	10 miles
2020 Population	10,412	90,276	437,369
2024 Population	11,510	97,803	468,460
2029 Population Projection	12,334	104,763	500,485
Annual Growth 2020-2024	2.6%	2.1%	1.8%
Annual Growth 2024-2029	1.4%	1.4%	1.4%
Median Age	38.5	37.4	36.1
Bachelor's Degree or Higher	30%	27%	37%
U.S. Armed Forces	0	313	719

Households				Income			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Households	3,985	34,454	182,091	Avg Household Income	\$80,122	\$82,387	\$93,243
2024 Households	4,394	37,403	195,939	Median Household Income	\$63,883	\$63,726	\$68,853
2029 Household Projection	4,714	40,141	209,698	< \$25,000	680	6,779	30,442
Annual Growth 2020-2024	3.6%	2.8%	2.5%	\$25,000 - 50,000	1,015	7,884	39,898
Annual Growth 2024-2029	1.5%	1.5%	1.4%	\$50,000 - 75,000	857	7,194	36,506
Owner Occupied Households	3,374	25,618	108,416	\$75,000 - 100,000	582	4,929	25,746
Renter Occupied Households	1,340	14,523	101,282	\$100,000 - 125,000	425	3,364	18,200
Avg Household Size	2.5	2.5	2.3	\$125,000 - 150,000	396	2,445	13,090
Avg Household Vehicles	2	2	2	\$150,000 - 200,000	281	2,934	14,509
Total Specified Consumer Spendin...	\$132M	\$1.1B	\$5.9B				



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