

FOR SALE OR LEASE

Great Charlotte Retail Building 7215 Smith Corners Blvd. and I-77



Location: Long I-77 frontage at the Harris Blvd Exit 18 directly across from North Lake Mall. Close to I-485 and in development with other major retailers.

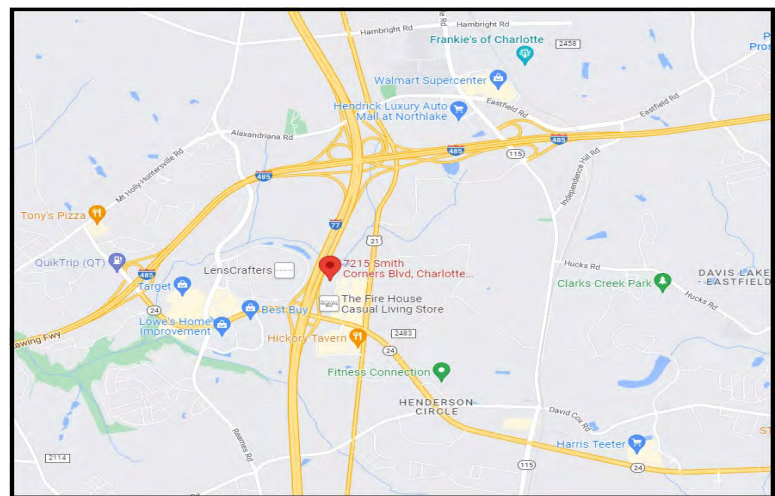
Building: 36,735 +/- Square Feet with high quality deluxe interior with high ceilings, large skylight and many architectural features. Built in 2003.

Acres: 3.09 +/- with some common parking

Zoning: ML-1 some Property Owners Association regulations

Tax

Parcel: 025-092-32



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES
Direct: 704-408-8166 | Email: jjones@gsrc.net

GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrc.net



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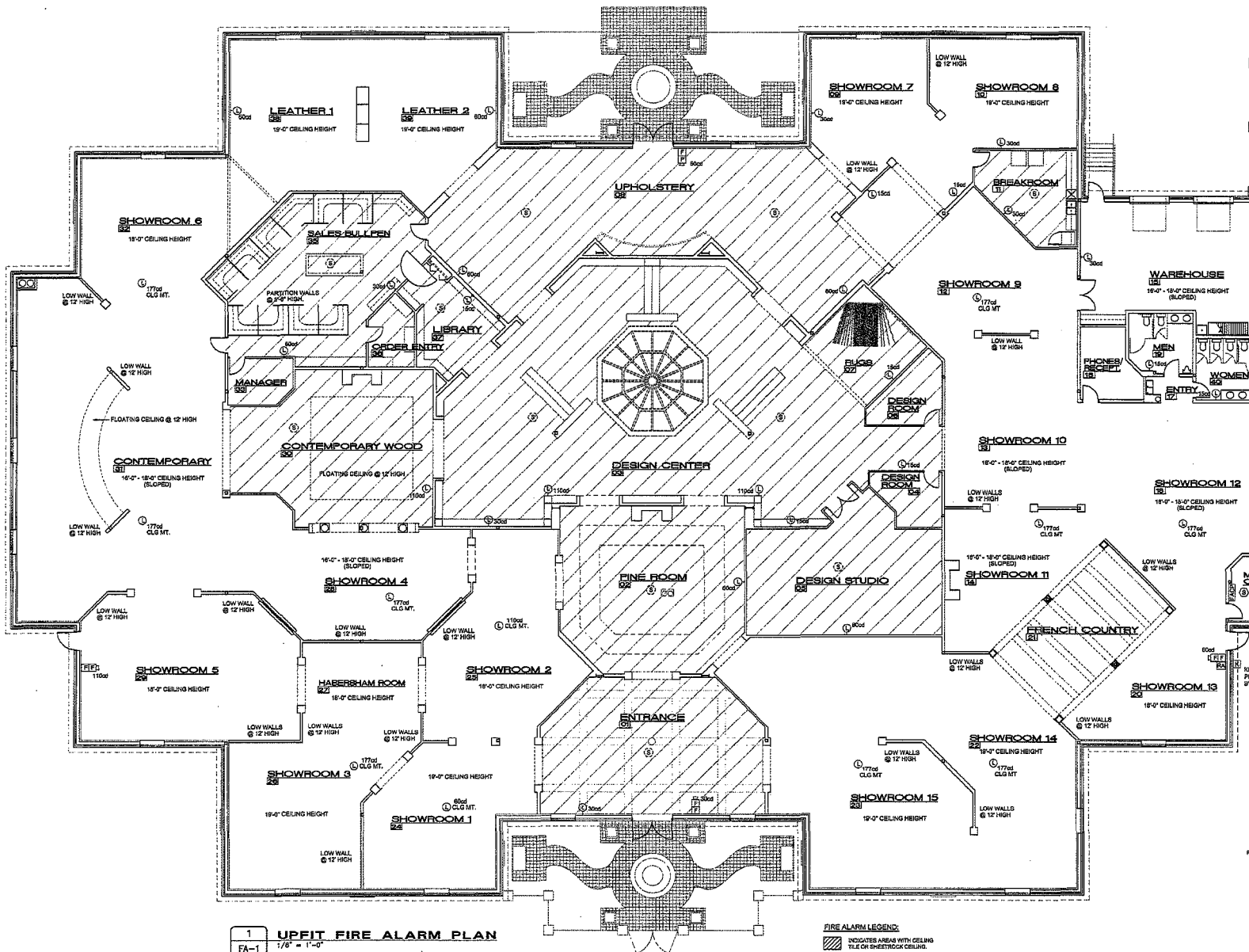
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ALL CEILING MOUNTED STROBE LIGHTS SHALL BE INSTALLED AS PER NFPA 72
SO AS TO MEET THE ADA REQUIREMENTS.



1 UPFIT FIRE ALARM PLAN
FA-1 1/8" = 1'-0"

ALL CEILING MOUNTED STROBE LIGHTS SHALL BE INSTALLED AS PER NFPA 72
SO AS TO MEET THE ADA REQUIREMENTS.

FIRE ALARM LEGEND:
▨ INDICATES AREAS WITH CEILING TILE OR SHEETROCK CEILING.

FIRE ALARM SYSTEM SPECIFICATIONS

FIRE ALARM SYSTEM SHALL BE CONVENTIONAL WIRING TYPE, FOR 24V DC OPERATION. SYSTEM SHALL COMPLY WITH NFPA 720-72.1 AND SHALL BEAS LISTED (OR APPROVED ALTERNATIVE LISTED) AND SHALL BEAS MANUFACTURED BY FOL, NOTIFIER, ESPRIMO, OR EBELTY INDUST.

SYSTEM SHALL BEAS MANUFACTURED BY FOL, NOTIFIER, ESPRIMO, OR EBELTY INDUST.

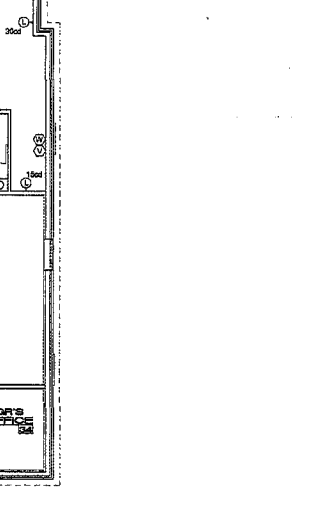
CONTROL PANEL SHALL BE MODULAR IN DESIGN. ENCLOSURE SHALL BE FOR PLUMB AND COMPONENTS FOR SPECIFIED AND REQUIRED MODULES. COUPLERS SHALL REDUCE BATTERY CAPACITY TO OPERATE THE SYSTEM 24 HRS IN STAND-BY PLUS 5 MINUTES IN ALARM PLUS 20% SPARE.

ALL SYSTEM WIRING SHALL BE CONTAINED IN METAL CONDUIT. CONDUCTORS SHALL BE #18 AWG STRANDED COPPER TYPE THERMOPLASTIC. ALL SYSTEM WIRING SHALL BE COLOR CODED IN ACCORDANCE WITH THE DEPARTMENT OF FIRE INSURANCE (DEPARTMENT OF FIRE). ALL CIRCUIT CONNECTIONS SHALL BE MADE ON APPROVED TERMINALS OF SYSTEM DEVICES. NO GRABIT JOINTS PERMITTED IN JUNCTION BOXES.

WHERE DISCRETE MOUNTED SMOKE DETECTORS ARE PROVIDED, PROVIDOR SHALL WITH HVAC CONTRACTOR FOR INSTALLATION IN RETURN AIRWAYS. SMOKE DETECTOR OF BEST MANUFACTURE TYPE SHALL BE PROVIDED. DETECTOR SHALL BE 12 IN TO FULL WIDTH OF DUCT. PROVIDOR SHALL PROVIDE ALARM INDICATING LIGHTS FLAG IN EACH ROOM NEAR LIGHTS WITH LAMINATED LABEL. DETECTOR VOLT SERIES SIGNAL EACH DETECTOR EXTERIOR TO PROVIDE A RELAY IN AN ENCLOSURE. TO BE USED BY THE MAIN CONTROL PANEL. DETECTOR SIGNALS SHALL BE PROVIDED TO MAIN CONTROL PANEL FROM FIRE ALARM CONTROL PANEL. ACTIVATING ALL RELAYS UPON ANY ALARM CONDITION.

ALL FINAL SYSTEM CONNECTIONS SHALL BE MADE BY A QUALIFIED REPRESENTATIVE OF THE MANUFACTURER. UPON COMPLETION OF PROJECT THE INSTALLER SHALL PROVIDE A LETTER CERTIFYING THAT HE HAS CHECKED EVERY SYSTEM DEVICE, CIRCUIT, AND FUNCTION.

SYMBOL	DESCRIPTION
①	FIRE ALARM SYSTEM CONTROL PANEL, 2 ZONE MANUAL, PHOTO-TYPE BATTERY OR EQUAL.
②	FIRE ALARM SYSTEM CEILING MOUNTED SMOKE DETECTOR, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
③	SPRINKLER WATER FLOW SWITCH PROVIDED BY SPRINKLER SYSTEM INSTALLER.
④	SPRINKLER VALVE TAMPERS PROVIDED BY SPRINKLER SYSTEM INSTALLER.
⑤	FIRE ALARM SYSTEM REMOTE ANNUNCIATOR.
⑥	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
⑦	FIRE ALARM SYSTEM DUCT MOUNTED SMOKE DETECTOR, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
⑧	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
⑨	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
⑩	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
⑪	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
⑫	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
⑬	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.
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⑮	FIRE ALARM SYSTEM MANUAL ALARM CALL STATION, SIGNAL CHAMBER, BONDING TYPE, LOW PROFILE DESIGN, FOL D-7072.



2 FIRE ALARM RISER
FA-1 NOT TO SCALE

WILLIAMS BRUCE
Construction Consultant
8500-A Tower Point Drive
Channahon, IL 61717

BOYLES
DISTINCTIVE FURNITURE

INTERIOR UPFIT FOR: BOYLES DISTINCTIVE FURNITURE

REVISION

NO.	DATE

COPYRIGHT: WCB

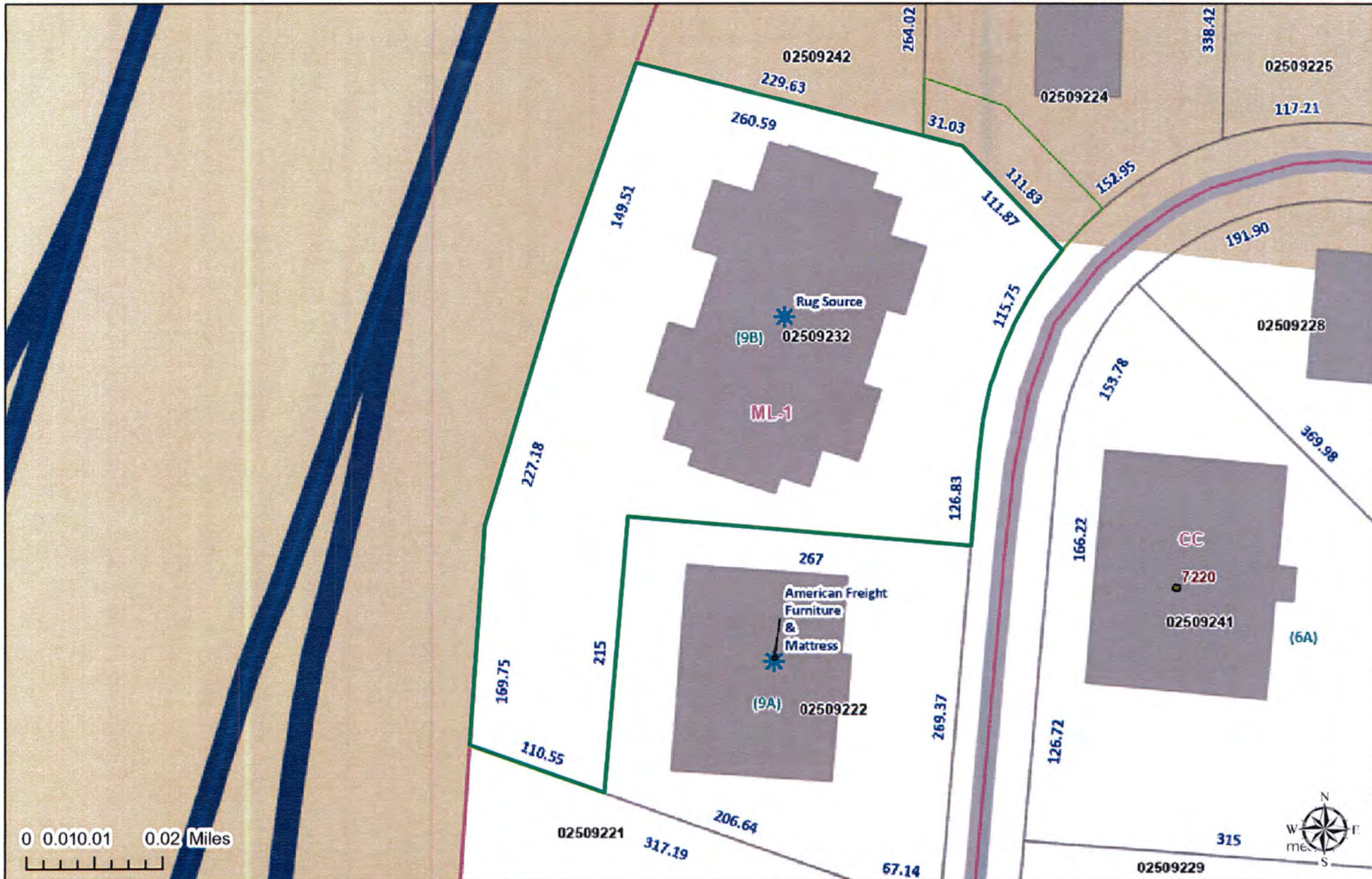
Project No: 03153
Scale: 1/8" = 1'
Date Drawn: 12/14/04
Sheet Title: FIRE ALARM PLAN

FA-1

Polaris Map – Mecklenburg County, North Carolina

7215 Smith Corners Blvd. ML-1 zoned

Date Printed: 10/2/2024 1:59 PM

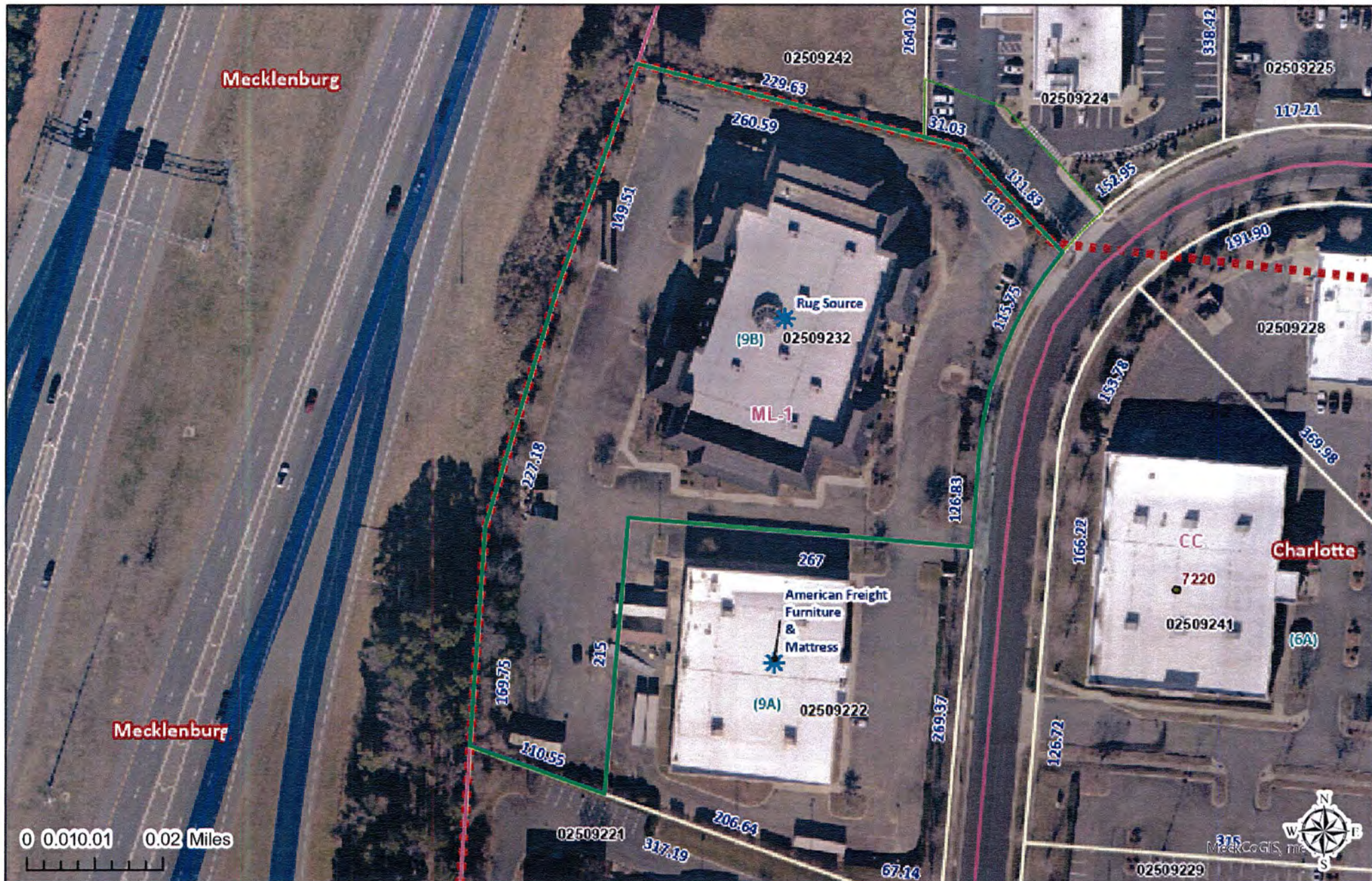


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Polaris Map – Mecklenburg County, North Carolina

7215 Smith Corners Blvd. ML-1 zoned

Date Printed: 10/2/2024 2:00 PM



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Polaris Map – Mecklenburg County, North Carolina

7215 Smith Corners Blvd. ML-1 zoned

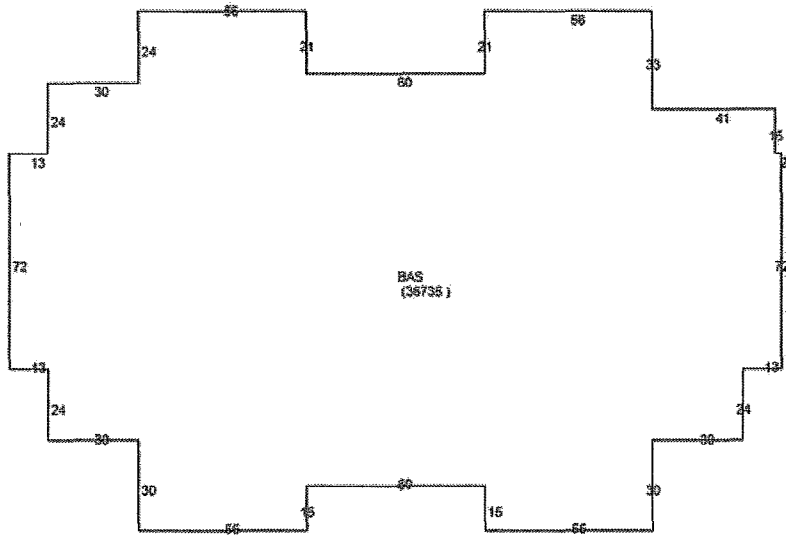
Date Printed: 10/2/2024 2:14 PM



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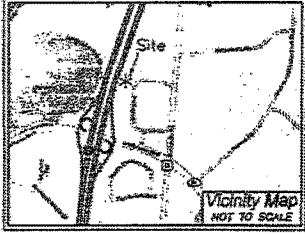
BUILDING (1)

Finished Area	36,735
Year Built	2003
Built Use / Style	FURNITURE SHOWROOM
Grade	AVERAGE
Story	1 STORY
Heat	PACKAGE ROOF
Fuel	GAS
Foundation	SLAB-COMMMERCIAL
External Wall	FACE BRICK
Fireplace(s)	0
Full Bath(s)	0
Half Bath(s)	0
Bedroom(s)	-
Total (SqFt)	36,735

**FEATURES**

YEAR BUILT	TYPE	QUANTITY	UNITS	VALUE
2003	WASTE BIN	1	231	\$900
2004	ASPH PAVING	1	60000	\$94,500
2004	DOCK LEVEL	2	1	\$6,500

VALUE CHANGES



Call Sherry You Sigal
 Mobile: 708-452-4343
 Home: 708-452-4343
 FTS: THE LAW
 http://www.ftslaw.com

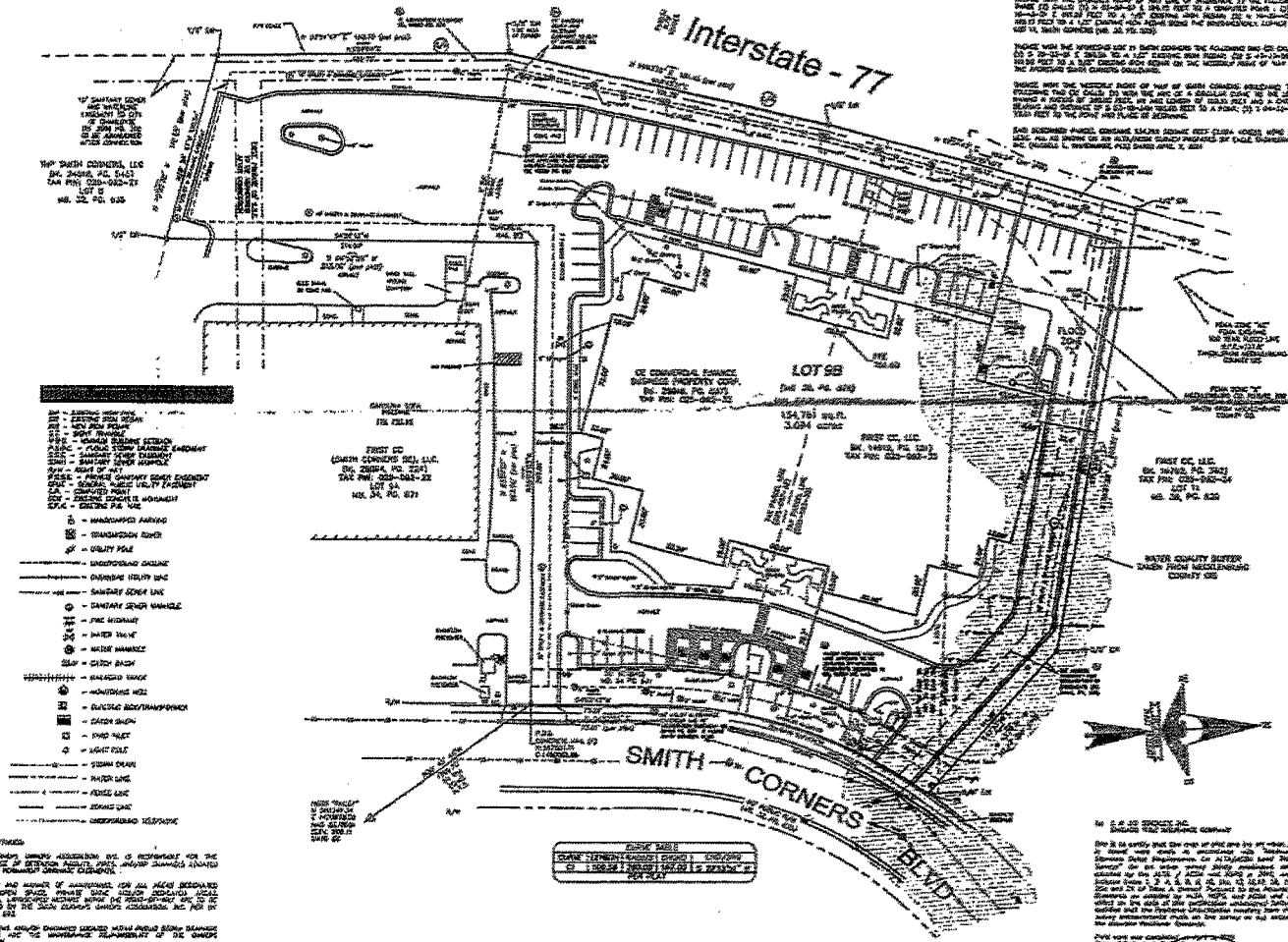
CONTRACT NO. 124-0287
 DATE: 04/01/03
 PROJECT: NEW CONCRETE
 CONTRACTOR: CHA/ARCHITECTURE GROUP, INC.
 PROJECT: NEW CONCRETE
 CONTRACTOR: CHA/ARCHITECTURE GROUP, INC.

According to the preliminary survey conducted on 03/03/03, the site is located on the east side of Interstate - 77, south of Smith Corners Blvd. The site is bounded by Interstate - 77 to the north, Smith Corners Blvd. to the south, and the existing concrete structure to the west. The site is approximately 1.5 acres in size.

A portion of the site is located on the east side of Interstate - 77, south of Smith Corners Blvd. The site is bounded by Interstate - 77 to the north, Smith Corners Blvd. to the south, and the existing concrete structure to the west. The site is approximately 1.5 acres in size.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION: N/A. AUTHORITY: 50 CFR 17.104.

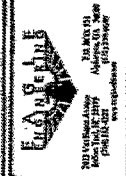
1. THE PROPERTY IS BOUND BY INTERSTATE - 77 TO THE NORTH, SMITH CORNERS BLVD. TO THE SOUTH, AND THE EXISTING CONCRETE STRUCTURE TO THE WEST.
2. THE PROPERTY IS APPROXIMATELY 1.5 ACRES IN SIZE.
3. THE PROPERTY IS BOUND BY INTERSTATE - 77 TO THE NORTH, SMITH CORNERS BLVD. TO THE SOUTH, AND THE EXISTING CONCRETE STRUCTURE TO THE WEST.
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- 1. INTERSTATE - 77
- 2. SMITH CORNERS BLVD.
- 3. EXISTING CONCRETE STRUCTURE
- 4. NEW CONCRETE STRUCTURE
- 5. PARKING AREAS
- 6. UTILITY LINES
- 7. EGRESS ROUTES
- 8. LANDSCAPING
- 9. SIGNAGE
- 10. FLOOD ZONE
- 11. EROSION CONTROL
- 12. TREE PRESERVATION
- 13. BIOTERRORISM PROTECTION
- 14. SECURITY PERIMETER
- 15. ACCESS POINTS
- 16. VENTILATION SYSTEMS
- 17. WATER SUPPLY
- 18. SEWER SYSTEM
- 19. ELECTRICAL SYSTEM
- 20. TELECOMMUNICATIONS
- 21. HEATING AND COOLING
- 22. LIGHTING
- 23. SAFETY FEATURES
- 24. LANDSCAPING
- 25. SIGNAGE

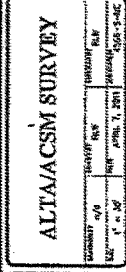
FLOOD NOTE: The graphic showing the site property is in Zone 1. The site is located in a flood plain area. The site is bounded by Interstate - 77 to the north, Smith Corners Blvd. to the south, and the existing concrete structure to the west. The site is approximately 1.5 acres in size.

GRAPHIC SCALE: 1" = 20' (1:20)



LOT 9B, SMITH CORNERS
 CHARLOTTE, MEGACORPORATION
 NORTH CAROLINA
 I. & J.G. STICKLEY, INC. &
 CHICAGO TITLE INSURANCE CO.

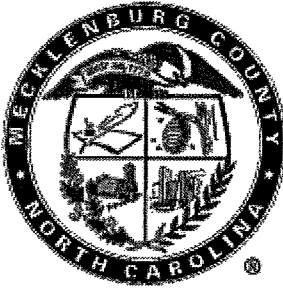
ALTA CSM SURVEY
 DATE: APRIL 7, 2011
 SCALE: 1" = 20'



1.0



000150010520242024000000



Property Tax Bill Detail

RUGSOURCE OUTLET INC Property Tax

Real Property

Description: **L9B M38-829**
 Location: **7215 SMITH CORNERS
 BV CHARLOTTE NC
 28269**
 Mailing Address: **1000 E SUGAR CREEK RD
 CHARLOTTE NC 28205**
 Parcel #: **02509232**
 Lender:

Bill Status: **PAID**
 Bill Flag:
 Bill #: **0001500105-2024-2024-0000-00**
 Old Bill #:
 Old Account #:
 Due Date: **9/1/2024**
 Interest Begins: **1/7/2025**

	Value	Rate	Tax Districts	Description	Amount
Real	\$3,513,300	.4831	MECKLENBURG	Tax	\$16,972.75
Deferred	\$0				
Use	\$3,513,300	.2741	CHARLOTTE	Tax	\$9,629.96
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$0.00
Total Assessed Value					\$3,513,300
					Total Billed: \$26,602.71

Transaction History

Date	Type	Paid By	Trans #	Amount
8/23/2024	PAYMENT	RUGSOURCE OUTLET INC	14522157	\$26,602.71

Current Due: **\$0.00**

