

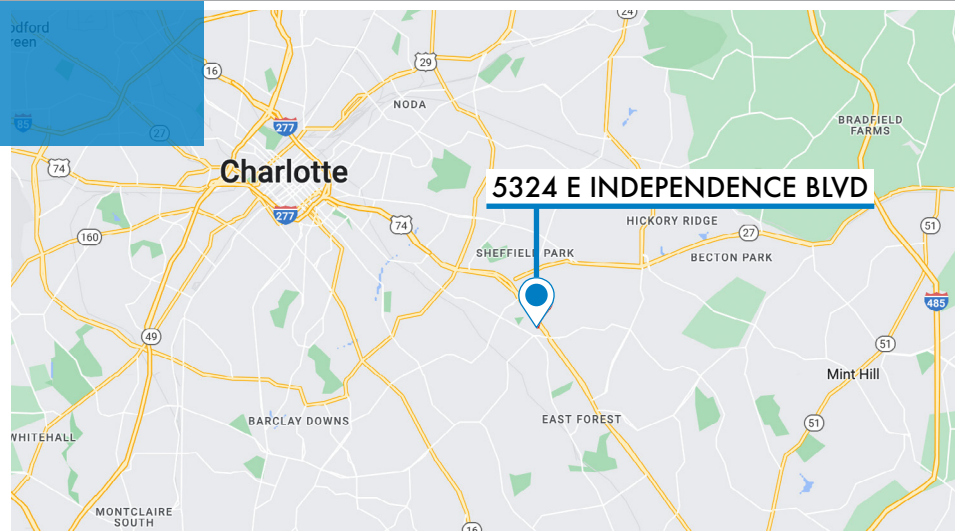
0.48 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

5324 E INDEPENDENCE BLVD

CHARLOTTE, NC

PROPERTY INFORMATION

- 0.48 AC pad available for ground lease or build to suit
- Excellent frontage and access along E Independence Blvd
- In close proximity to MoRa Point, the site of extensive multifamily and retail development
- Located near the intersection of E Independence Blvd and Idlewild Rd
- Flexible CG (General Commercial) zoning
- Delivery expected early Fall 2025
- Call for pricing



MARSHALL RANSON
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CHAPMAN CHASTAIN
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SITE PLAN



FINAL APPROVAL
DATE: 10/16/2024
PROJECT NUMBER: LDCP-2024-00446

LONG AVENUE PARTNERS LLC
10000 E. 74TH ST.
SUITE 200
INDIAN LANE, NC 28134
704.654.2344
WWW.LONGAVENUEPARTNERS.COM

ZEPHYR WIND WAY
VARIABLE WIDTH PRIVATE ROAD (PER MB 73 PG 59)

CONNECTION POINT BOULEVARD
VARIABLE WIDTH PUBLIC HWY (PER MB 73 PG 58)

ExtraSpace Storage

0.48 ACRE FOR
GROUND LEASE
OR BUILD TO SUIT

EAST INDEPENDENCE BLVD. (US - 74)
(VARIABLE WIDTH CONTROLLED ACCESS PUBLIC R/W PER NCDOT PROJ. 180309-6 / DB 259309 PG 782 & DB 26748 PG 836)

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AREA OVERVIEW

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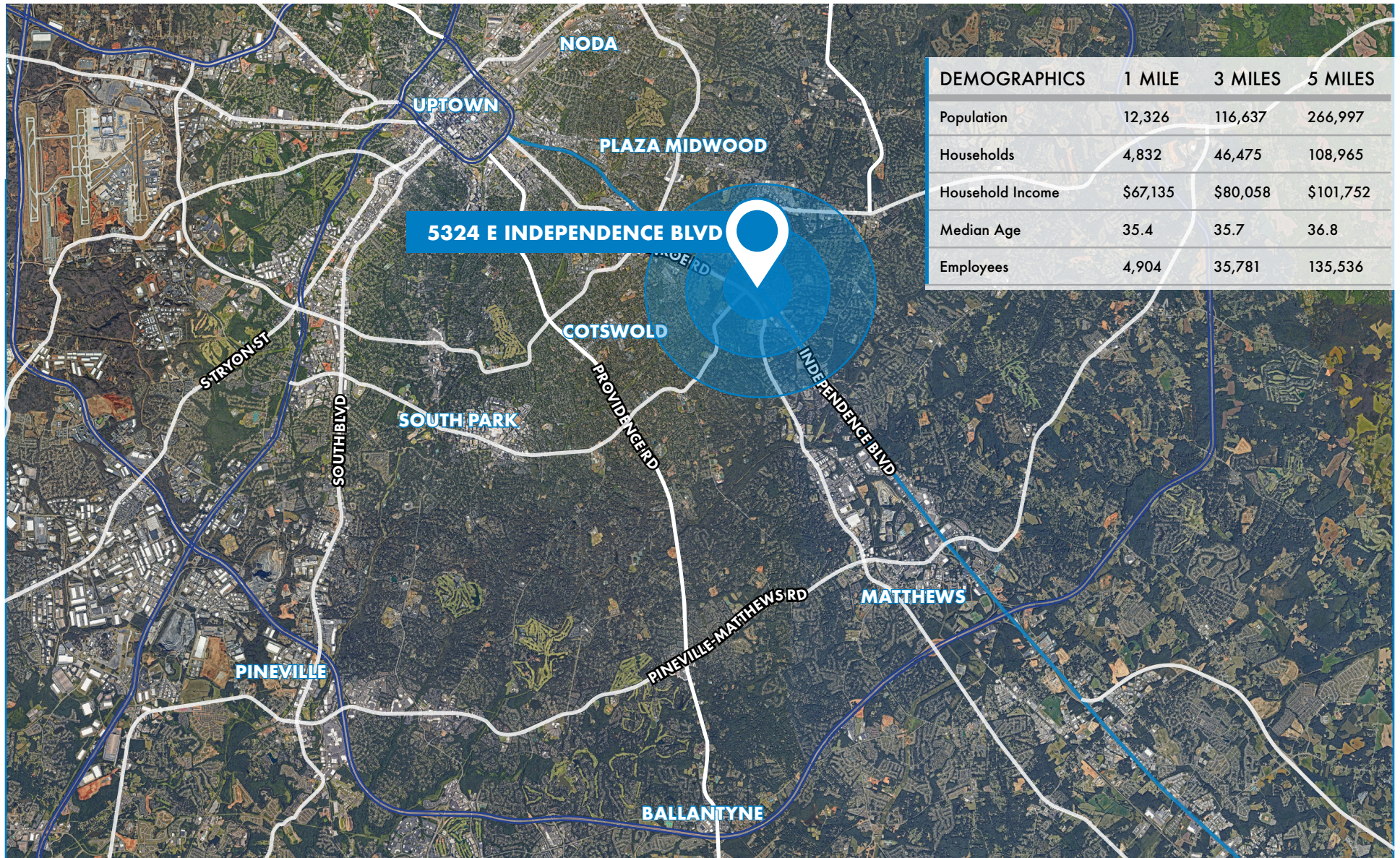
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