

RETAIL FOR SALE

7511 EAST INDEPENDENCE BLVD. | CHARLOTTE, NC

AUTOMOTIVE PROPERTY FOR SALE

FORMULA ONE IMPORTS



RESERVED
PARKING
MAXIMUM
PENALTY
\$250
VAN
ACCESSIBLE

7511

Hours

Monday - Friday
9:00am - 7:00pm
Saturday
10:00am - 7:00pm
Sunday
Closed



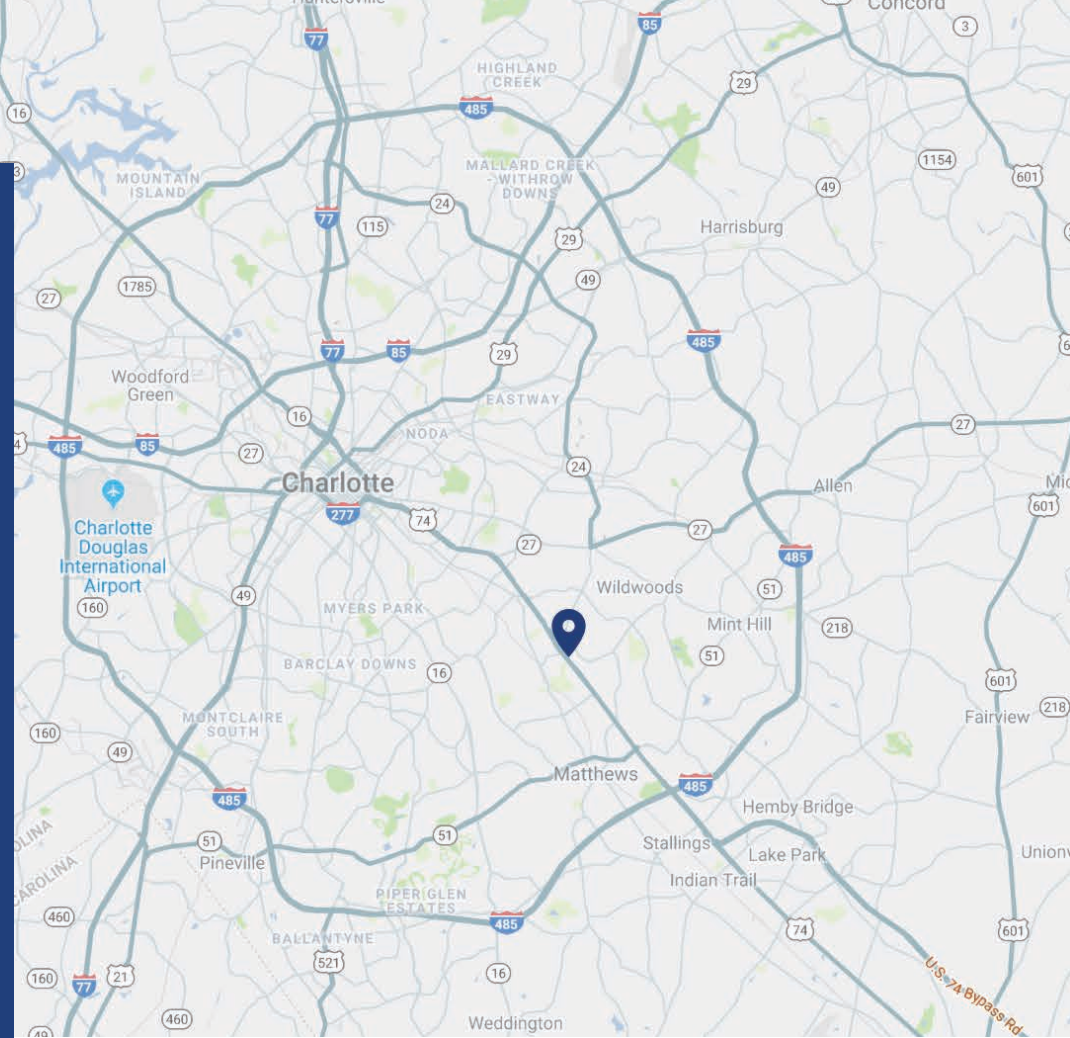
PROPERTY OVERVIEW

RETAIL FOR SALE

Located along E. Independence Blvd, this +/- 8,784 SF retail space is for sale adjacent to Independence Square (anchored by Super G Mart, Harbor Freight Tools and Rugged Warehouse). The building is located on a highly traveled highway and is owner occupied by Formula One Imports, a high-end automotive sales and service business.

PROPERTY DETAILS

Address	7511 E. Independence Blvd. Charlotte, NC 28227
Parcel ID	16516123
Available SF	+/- 8,784 SF
Acreage	+/- 1.247 AC
Zoning	B-2
Traffic Counts	E. Independence Blvd. 59,500 VPD
Sale Price	\$2,495,000
Additional Notes	Business will consider leasing back for a short period of time, up to 2 years



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	13,265	87,512	220,111
Avg. Household Income	\$54,977	\$77,283	\$92,826
Median Household Income	\$40,035	\$52,299	\$58,938
Households	5,745	34,739	86,716
Daytime Employees	3,001	32,060	77,784



FORMULA ONE IMPORTS

FORMULA ONE IMPORTS
SALES
SERVICE
PERFORMANCE

Aviation Institute

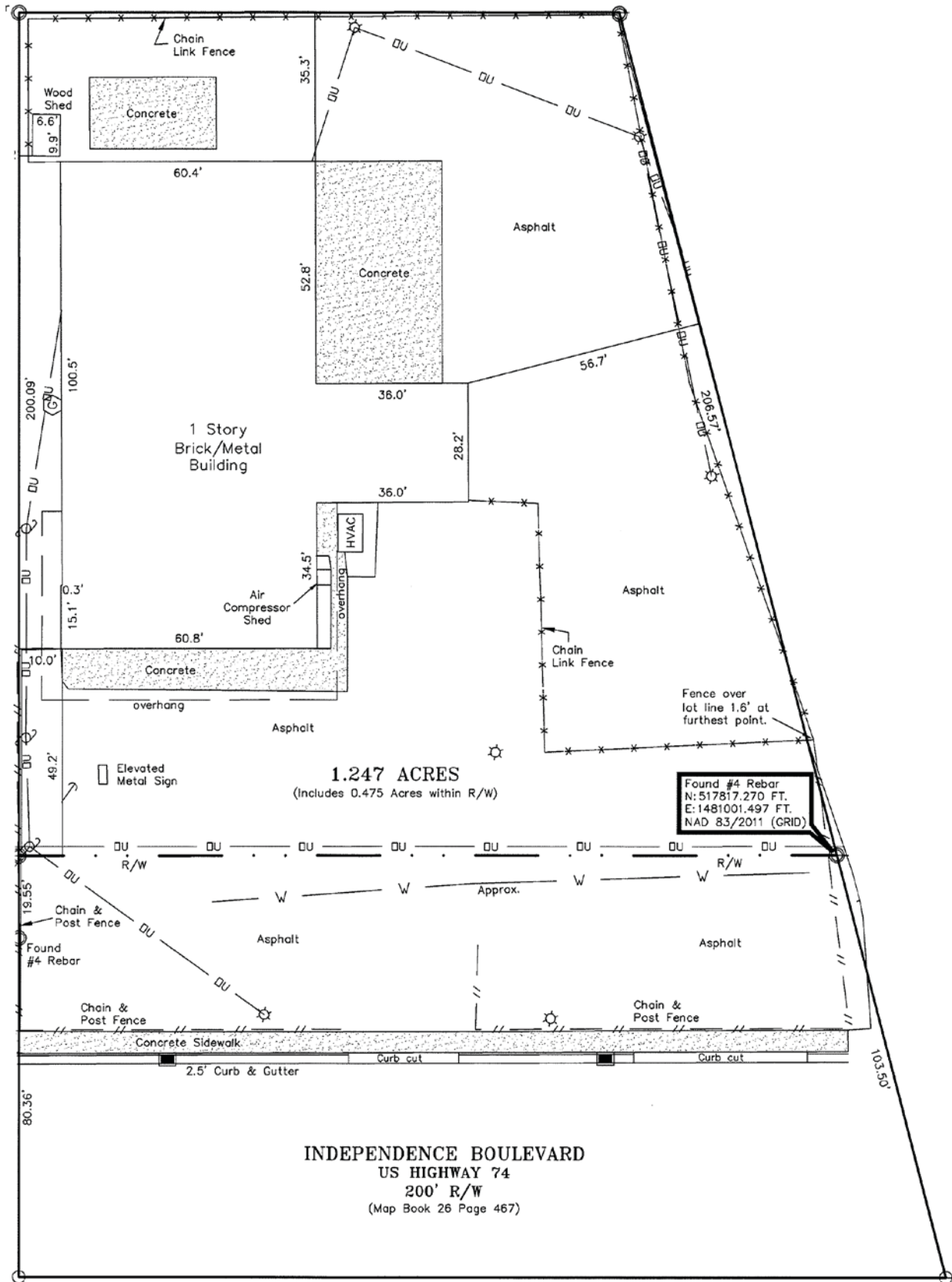
MARKET OVERVIEW



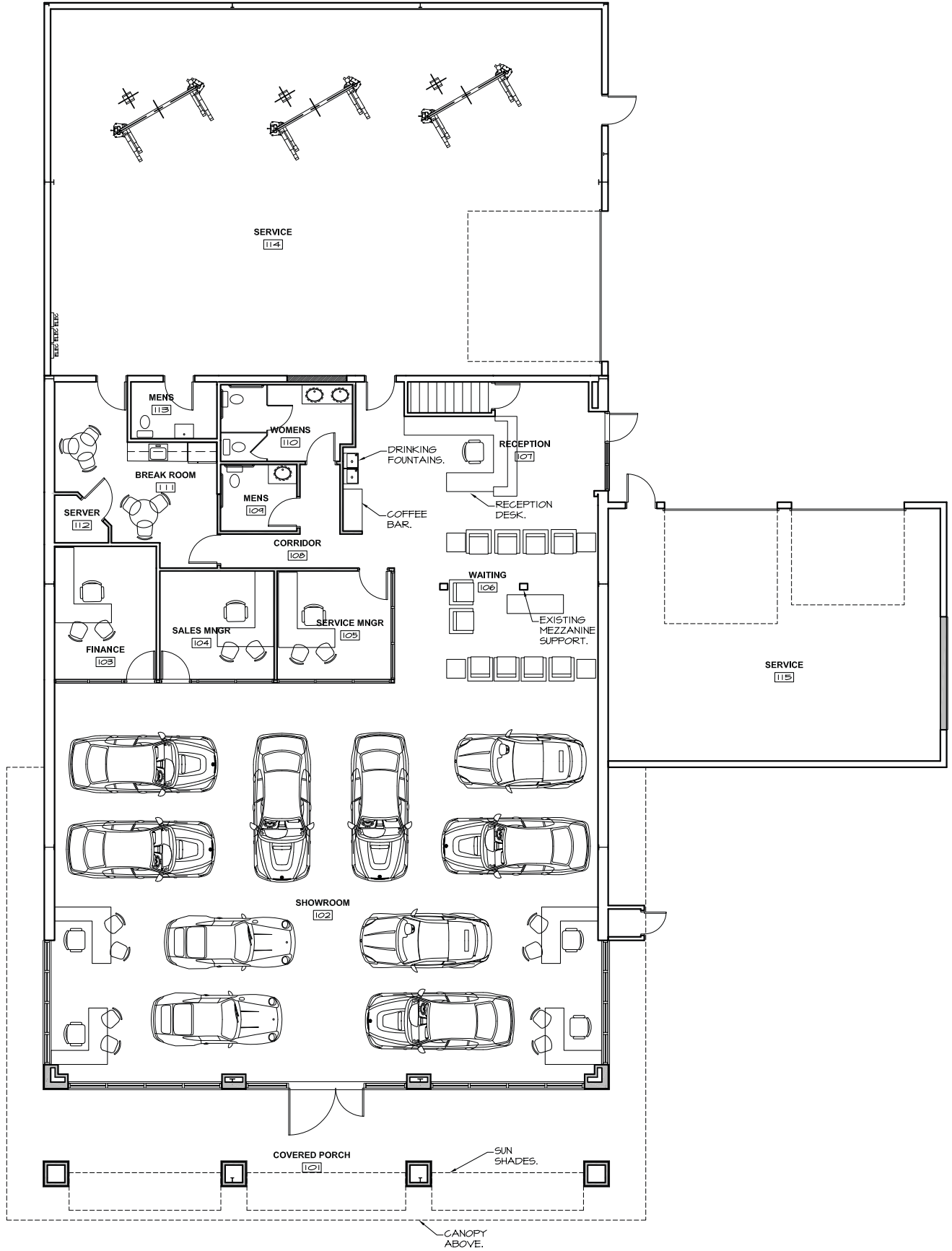
Formula One Imports
7511 E Independence Blvd

CARmax

SURVEY



FLOOR PLAN





FORMULA ONE IMPORTS

60



CONTACT

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

