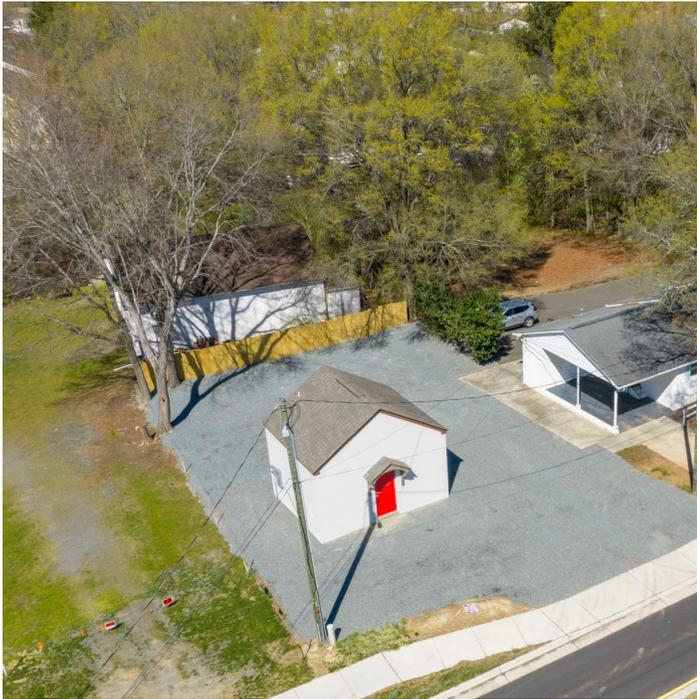


# SALE

## 4620 POTTER ROAD



### OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	800 SF
Available SF:	
Lot Size:	0.14 Acres
Price / SF:	\$437.50
Year Built:	1960
Renovated:	2025
Zoning:	Commercial
Market:	Charlotte MSA

### PROPERTY OVERVIEW

4620 Potter Road is a freestanding mixed-use office/retail opportunity located in the rapidly growing Town of Stallings, Union County, just southeast of Charlotte. The property benefits from proximity to the Town’s walkable civic core and planned LYNX Silver Line integration, positioning it to capture long-term upside associated with transit-oriented development and continued residential growth.

The site consists of a ±0.14-acre commercial parcel improved with a move-in-ready building offering a recently renovated interior. The property features an open and flexible floor plan, durable wood-look flooring, bright overhead lighting, an ADA-accessible restroom, and independent HVAC, allowing for efficient single-tenant occupancy or adaptable use across office, retail, or service-oriented concepts. Ample on-site parking further enhances tenant functionality and customer access.

Infrastructure improvements planned at the nearby Potter Road and Pleasant Plains Road intersection—including turn lanes, sidewalks, and signalization—are expected to improve traffic flow, pedestrian connectivity, and overall site visibility. These enhancements, combined with nearby mixed-use and residential growth, support sustained tenant demand within the surrounding corridor.

**Monica Posse**  
(704) 502-8409  
Monica@CBCNRT.com  
3440 Toringdon Way Ste 110  
Charlotte, NC 28277

