



CHARLOTTE, NC 28212

4800 E INDEPENDENCE BLVD

TWO BUILDINGS TOTALING 34,463± SF ON 3.83± ACRES AVAILABLE FOR SALE OR LEASE

PROPERTY INFORMATION

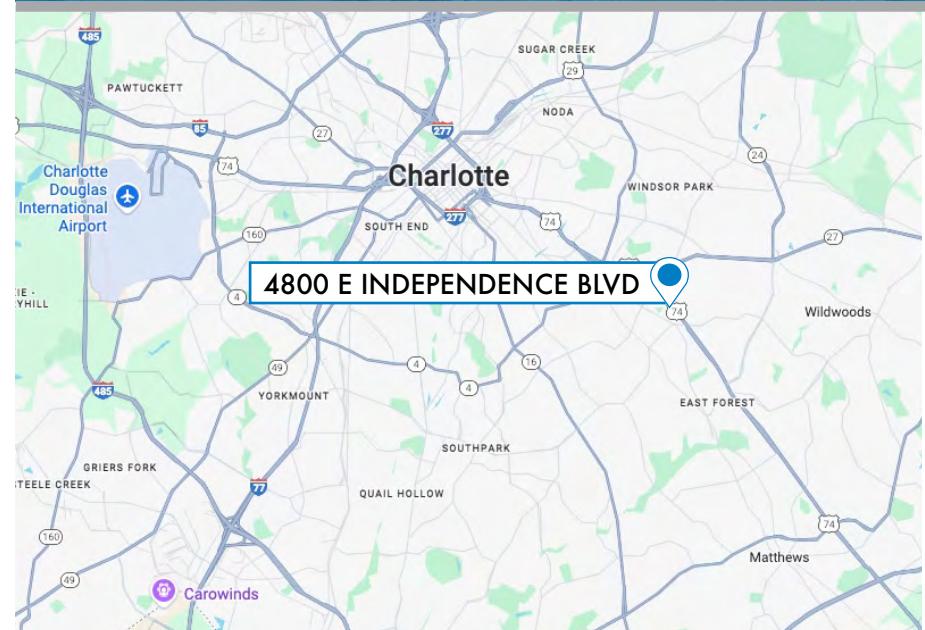
- The property consists of two buildings on one parcel, approximately $3.83\pm$ acres.
- The property includes over 550 feet of frontage on E. Independence Blvd with 2 entrances
- Space to park in excess of 100 cars parallel to Independence Blvd and the balance of the area which is securely fenced would allow for $200\pm$ vehicles to park.
- **Building 1 (26,917 \pm SF)**: showroom, offices/sales cubicles, meeting room, waiting room and abundant storage. The garage area can be fitted for 12 service bays (lifts removed) and back garage area has 9 roll up doors leading to flat service bays.
- **Building 2 (7,546 \pm SF)**: functioned as a body shop (dual paint booths removed), consists of a storage room, office/restroom and 6 flat bays with roll up doors.
- **Tax Parcel**: 163-013-05
- **Lot Size**: +/- 3.83 Acres
- **Zoning**: CG
- **Sale Price**: \$10,750,000
- **Lease Rate**: \$22/per SF NNN
- Will consider subdividing



+/- 3.83 ACRES FOR SALE/LEASE

4800 E INDEPENDENCE BLVD

CHARLOTTE, NC 28212



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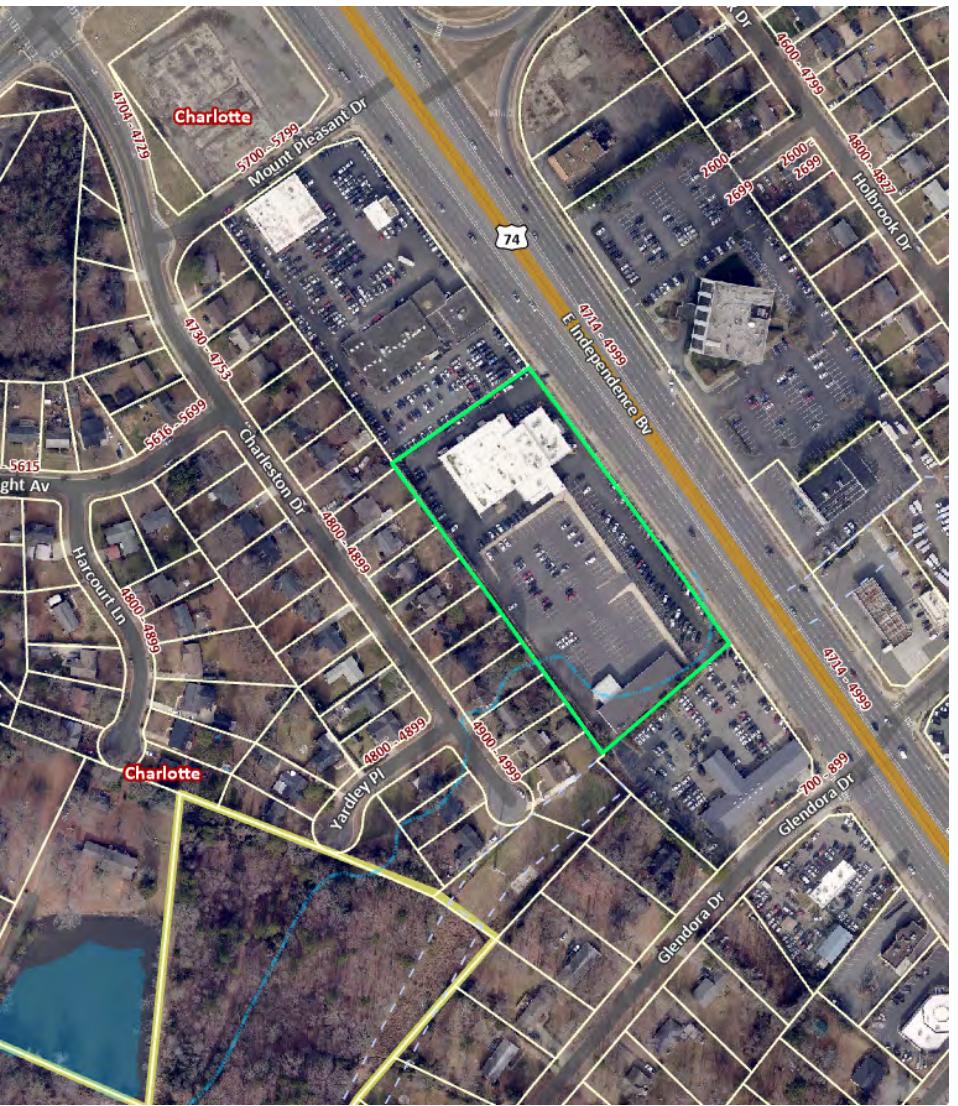
 **ASCENT**

SURVEY & GIS MAP

BOUNDARY SURVEY
PREPARED for **WILSON 301 LLC**
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA - 09

BOUNDARY
ZONE, INC. LAND SURVEYING SERVICES
APEX, NORTH CAROLINA: (919) 363-9226
FAX: (919) 363-9228 WWW.BOUNDARYZONE.COM

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2 BUILDINGS ON 3.83± ACRES FOR SALE OR LEASE**

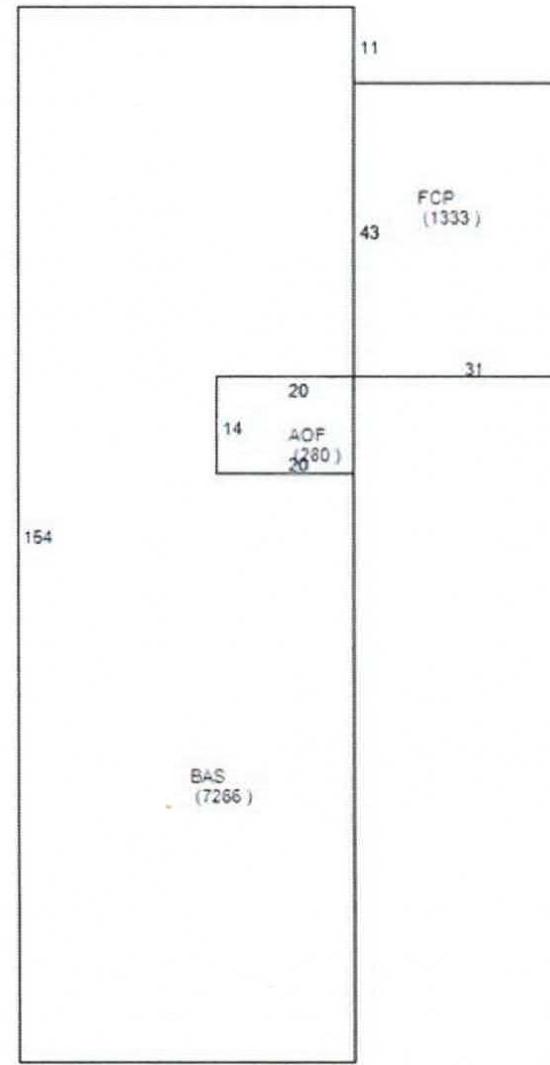
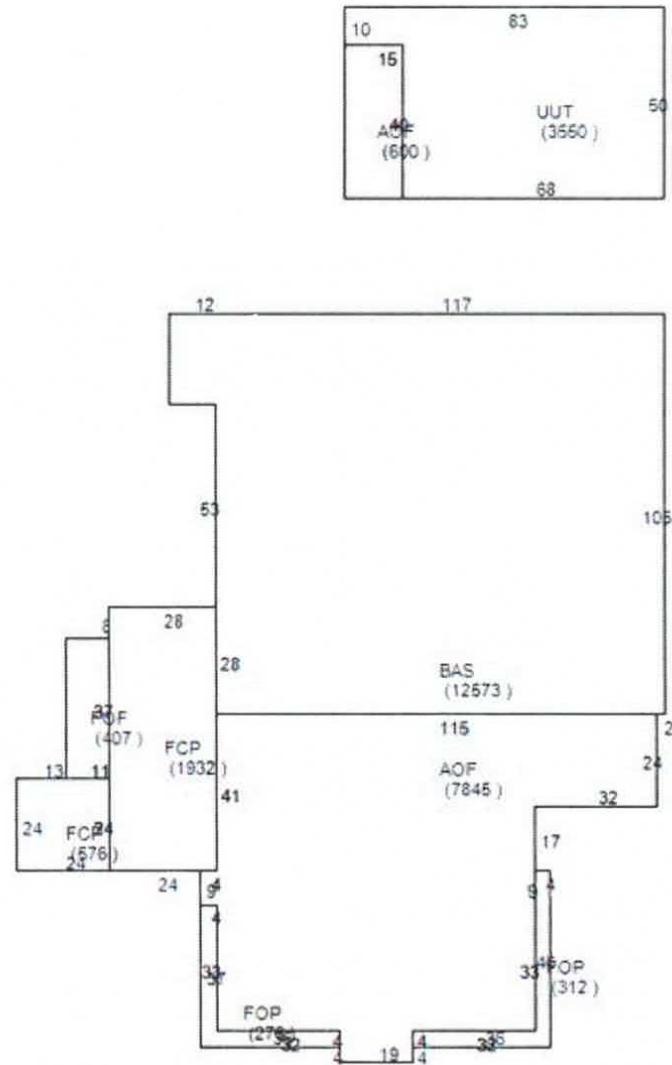


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FLOOR PLANS

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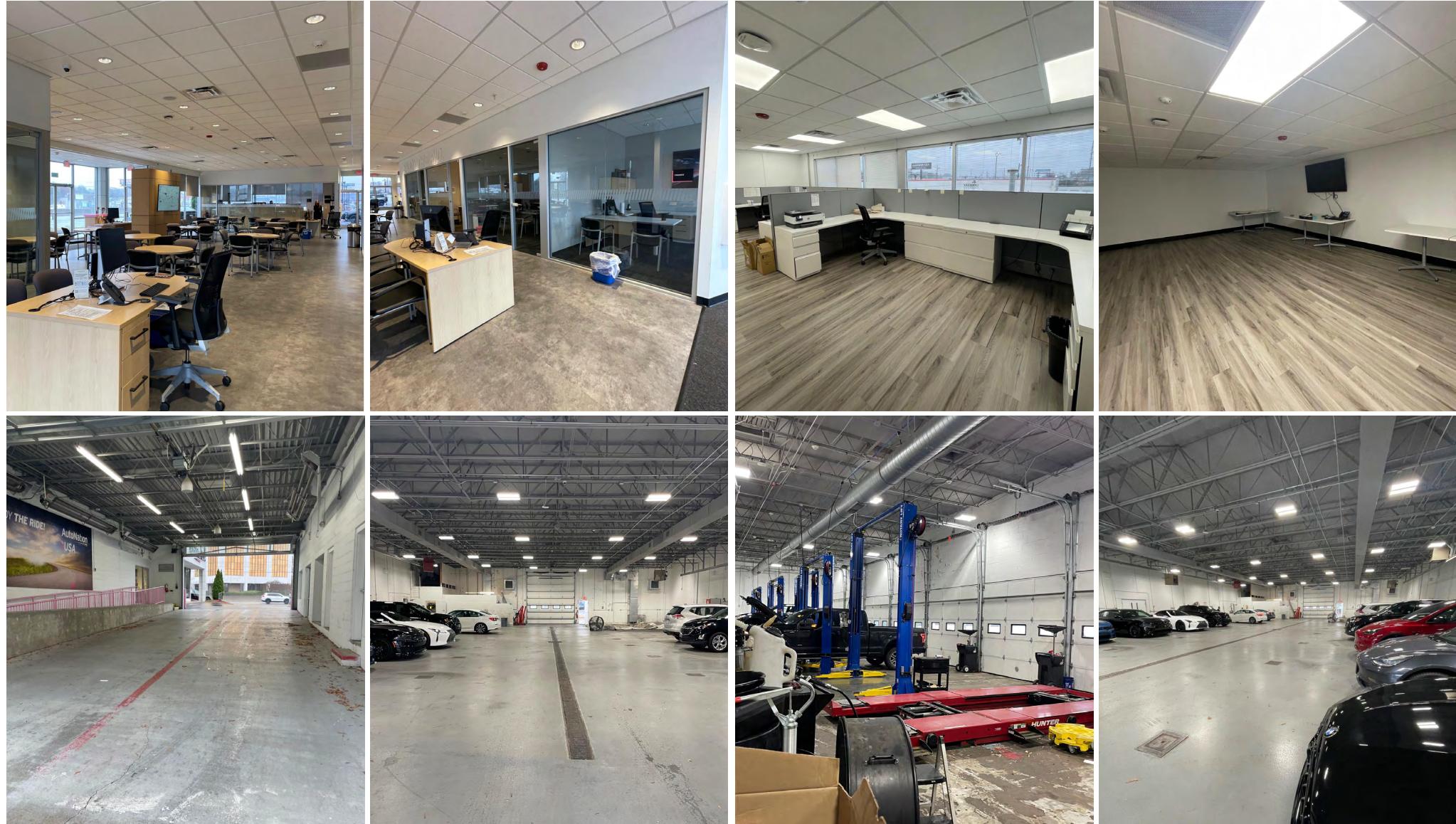


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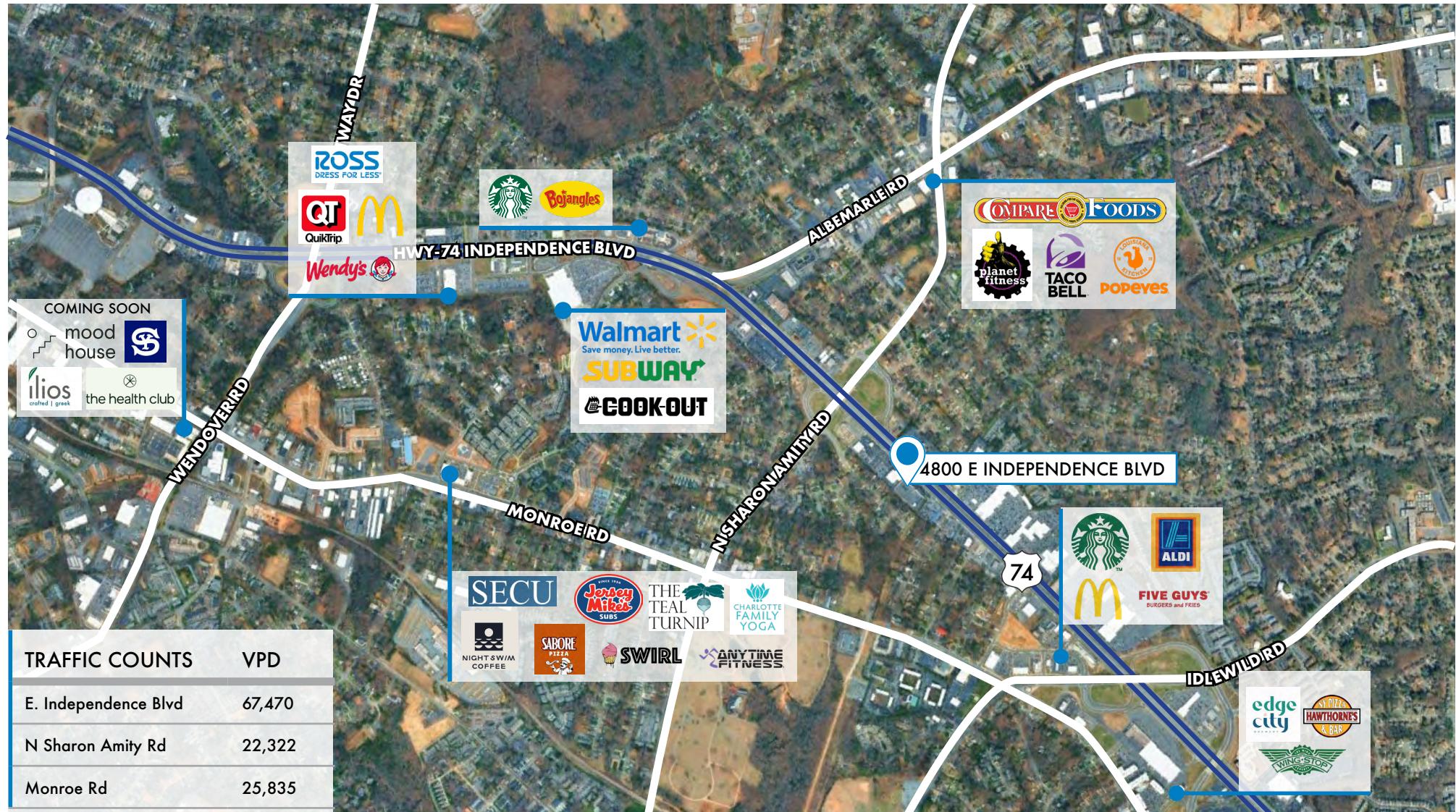
INTERIOR PHOTOS

4800 E INDEPENDENCE BLVD, CHARLOTTE, NC
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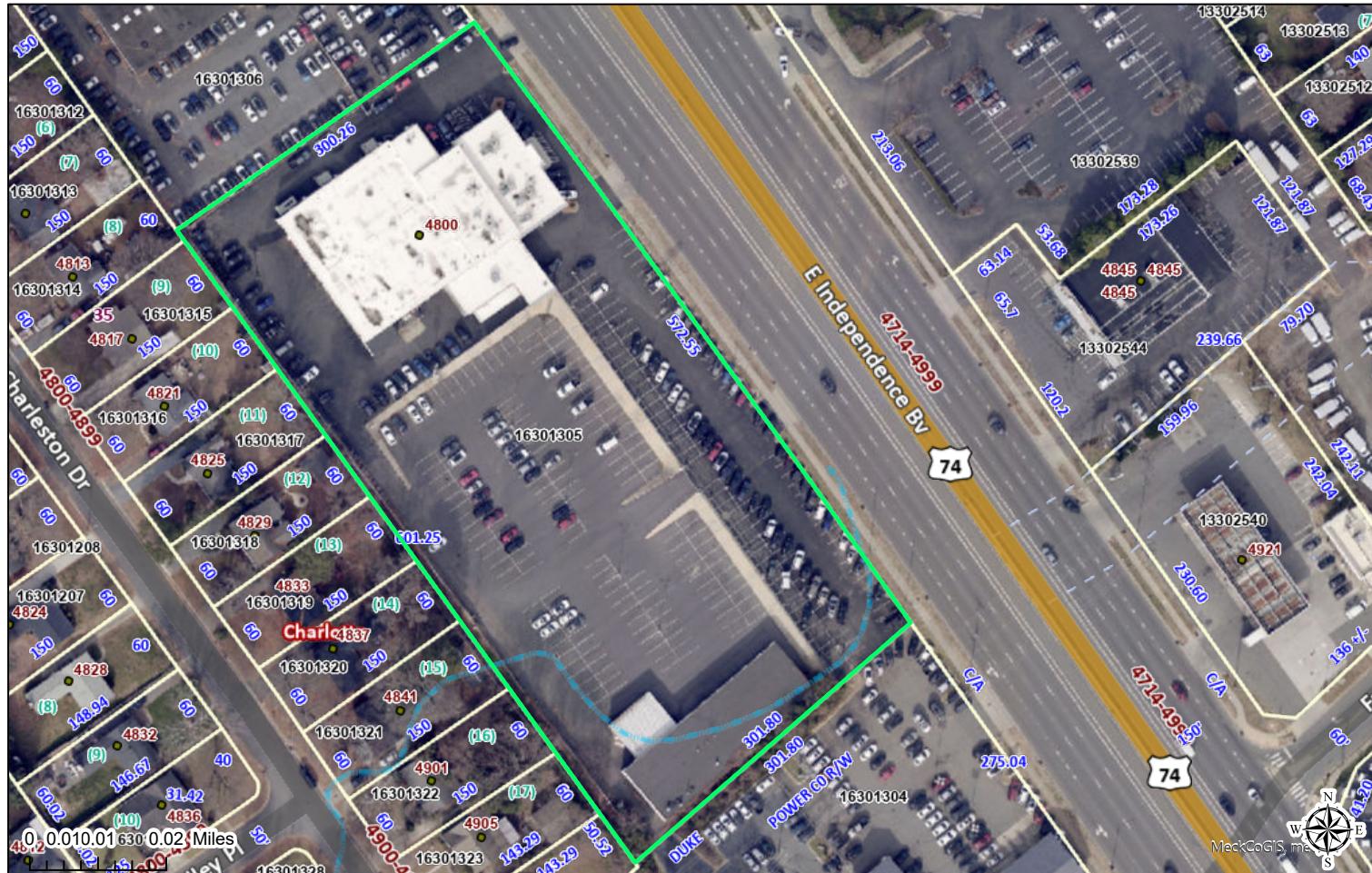
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Polaris Map – Mecklenburg County, North Carolina

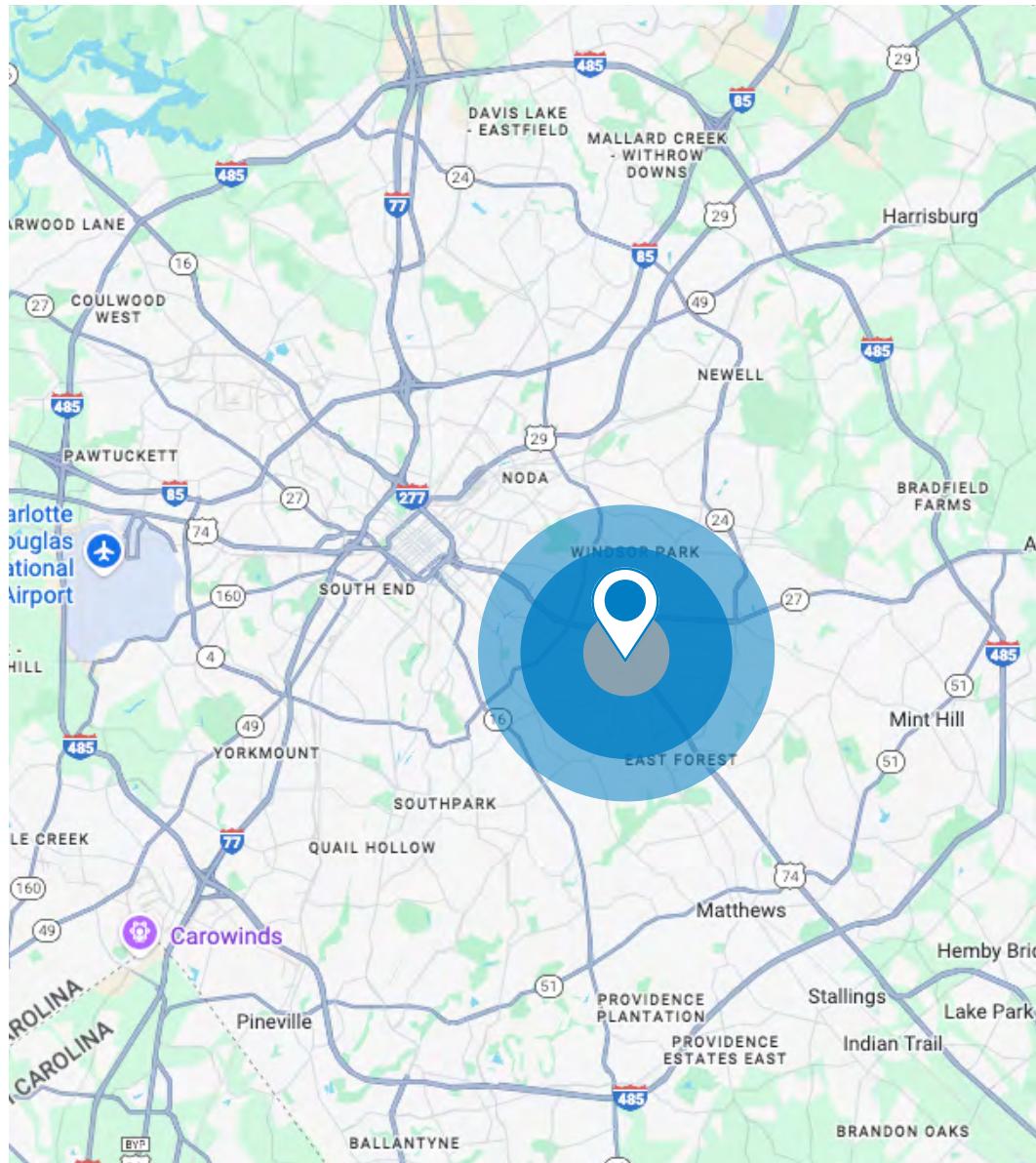
4800 E Independence Blvd

Date Printed: 1/7/2026 9:47 AM



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.

AREA OVERVIEW



4800 E INDEPENDENCE BLVD, CHARLOTTE, NC
2 BUILDINGS ON 3.83± ACRES FOR SALE OR LEASE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,564	110,445	269,731
Median Age	35.5	35.8	36.3
Avg Household Income	\$71,377	\$83,105	\$101,788
Median Home Value	\$251,648	\$304,343	\$370,211
Employees	4,572	5,819	21,257
Businesses	758	5,819	21,257



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