



# 2625-2629 Tuckaseegee Rd.

FreeMoreWest | Charlotte, North Carolina 28208

2701  
TUCKASEEGEE RD.

Available for Sale

+/- 0.448 AC with +/- 7,734 SF



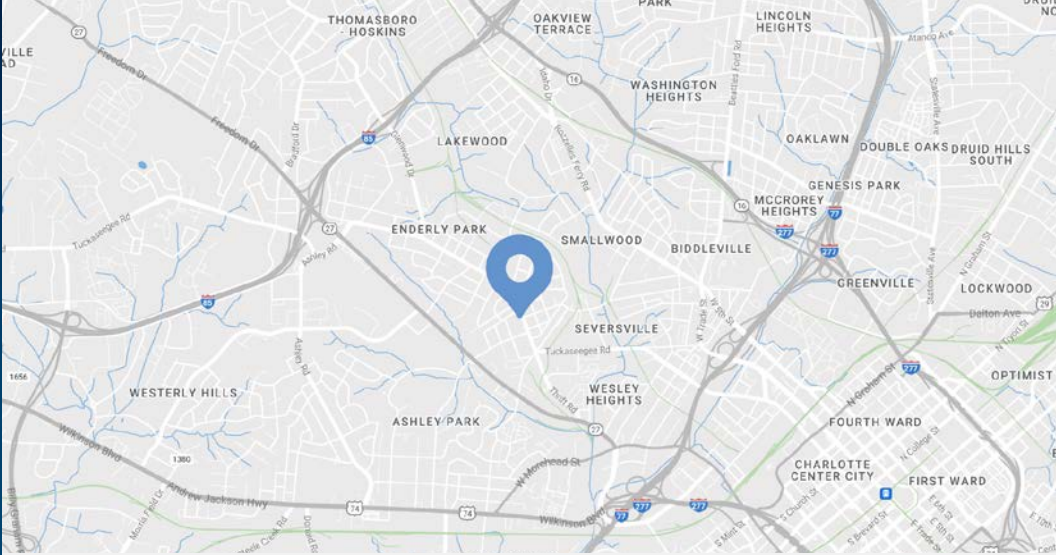
Property Overview

# 2625-2629 Tuckaseegee Rd. Available for Sale

For sale opportunity in the growing FreeMoreWest neighborhood. This +/- 0.448 AC site consists of three separate buildings which total +/- 7,734 SF. Located on Tuckaseegee Rd, the property is near planned and under construction developments, including Lower Tuck, Station West, Switch Yard, and the anticipated 2701 Tuckaseegee development adjacent to the site. Zoned CG, this is a great opportunity for a broad range of uses.

Property Details

Address	2625-2629 Tuckaseegee Rd.   Charlotte, NC 28208
Acreage	+/- 0.448 AC
Square Footage	+/- 7,734 SF
Buildings	Building A: +/- 1,104 SF Building B: +/- 990 SF Building C: +/- 4,650 SF
Capital Improvements	Recent capital improvements include new roof, paved parking lot, exterior paint, and new windows
Parcel ID	06501122
Zoning	CG
Frontage	99 FT on Tuckaseegee Rd.
Parking	On-Site parking
Traffic Counts	Tuckaseegee Rd   10,500 VPD
Sale Price	\$1,250,000



A rich, dynamic history with a  
prospective future in FreeMoreWest  
Be a part of it.

- Walking Distance to Major Mixed-Use Developments
- Recent Capital Improvements
- Nearby Popular Restaurants and Breweries
- High Visibility

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	11,687 <sup>1</sup>	103,013	223,677
Avg. Household Income	\$105,391	\$112,833	\$121,061
Median Household Income	\$69,560	\$73,338	\$76,604
Households	5,443	51,503	104,618
Daytime Employees	7,209	117,444	214,495





## Site Overview





## Nearby Development



Creative Office +/- 92,000 SF



0.3 Mi  
from Site



Creative Office, Showroom & Retail +/- 400,000 SF



0.4 Mi  
from Site



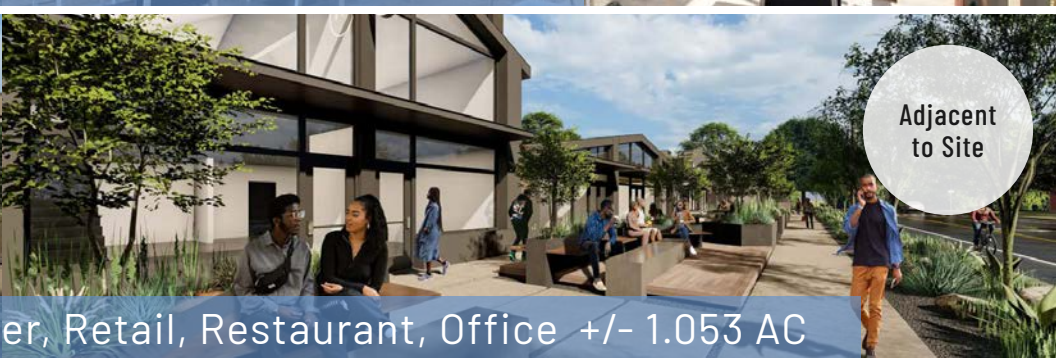
Office & Retail +/- 67,000 SF



0.4 Mi  
from Site



Neighborhood Services, Community Center, Retail, Restaurant, Office +/- 1.053 AC



Adjacent  
to Site







Contact for Details

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### Phone

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### Address

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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.

