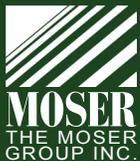


# HARRISBURG, NC | 8 UNIT RETAIL FOR SALE



OFFERED EXCLUSIVELY BY

**GASTEN OUTEN**

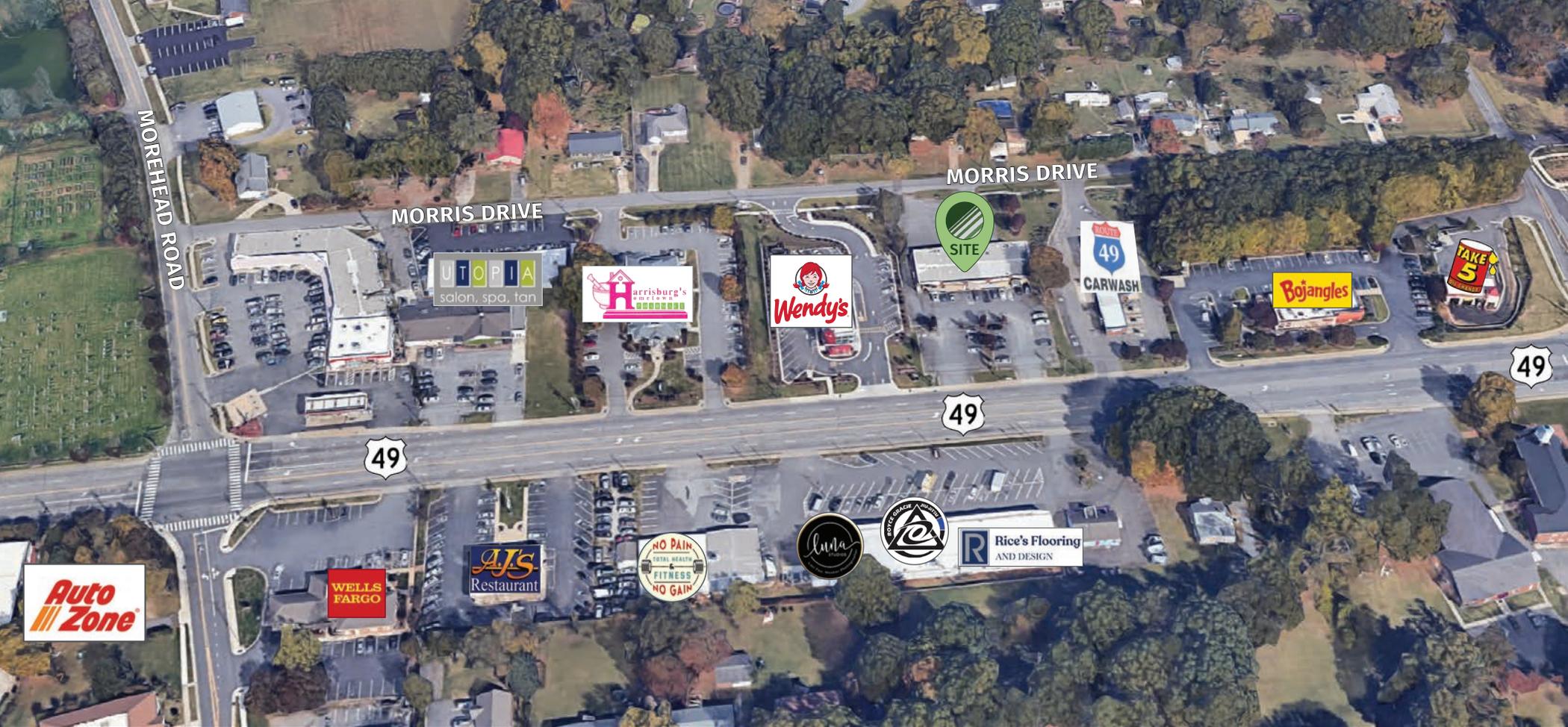
Broker

O: 704.882.1700 ext. 228

M: 704.288.8276

**4954 STATE HWY 49 | HARRISBURG, NC 28075**

**± 88,468 TOTAL SF | \$1,400,000**



## PROPERTY OVERVIEW

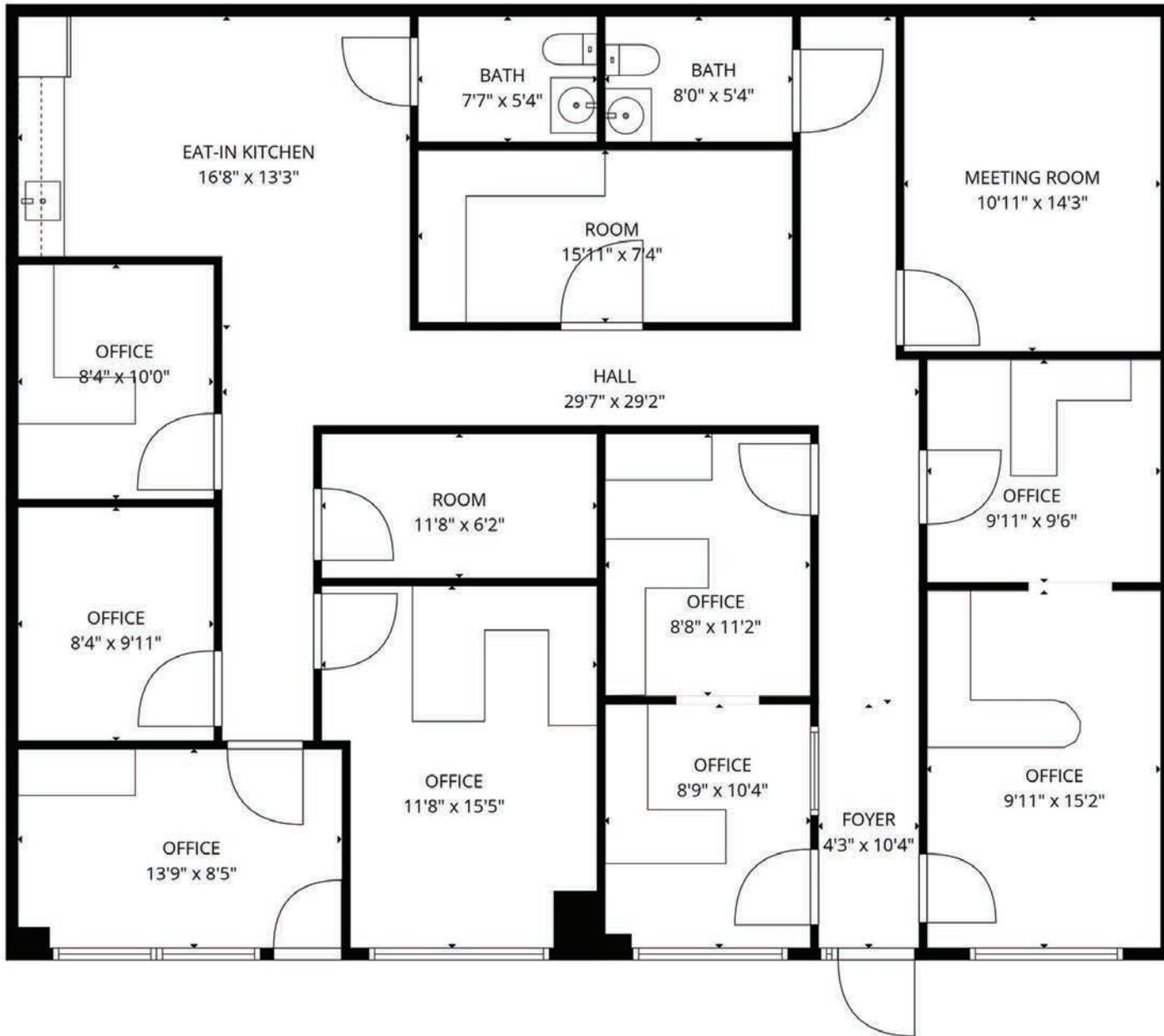
Located on highly trafficked Hwy 49 in Harrisburg, this 8-unit retail property offers strong visibility and convenient access to the growing Charlotte metro area. The asset features under-market rents across a functional, flexible unit mix, presenting significant value-add potential through lease-up, rent growth, and targeted capital improvements. Ample parking and easy ingress/egress further enhance tenant appeal, making this a compelling opportunity for investors seeking stable cash flow with upside in a high-demand retail corridor.

## PROPERTY HIGHLIGHTS

- Easy access to HWY 49 and close proximity to I-485
- 8-unit retail property located on highly visible Hwy 49 with strong traffic exposure
- Proximity to rapidly growing residential areas and surrounding retail centers
- All Tenants currently on Month to Month leases with well below market rents, phased lease-up to market rents provides immediate upside

# FLOOR PLAN

(UNITS E&F)



## AERIAL VIEW



## BUILDING EXTERIOR



## PROPERTY DETAILS



**4954**  
State Highway 49  
Harrisburg, NC 28075



**Zoning**  
G-C (General Community)



**Sale Price**  
\$1,400,000



**Available Space**  
± 88,486 TOTAL SF | 8 UNITS



**Property Type**  
Commercial | Retail

UNIT A 1,309 SF  
UNIT B 1,352 SF  
UNIT D 1,060 SF  
UNIT E 1,025 SF  
UNIT F 1,025 SF  
UNIT G 779 SF  
UNIT H 779 SF  
UNIT I 1,517 SF



**Population (2024)**  
21,562



**Households (2024)**  
6,514



**Average Household Income**  
\$153,812

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M: 704.8.288.8276

[gouten@themosergroupinc.com](mailto:gouten@themosergroupinc.com)

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COMMERCIAL REAL ESTATE

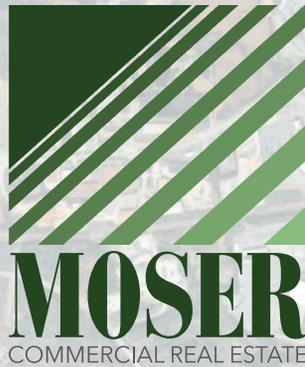


# INTERIOR PHOTOS

(UNITS E&F)







Screenshot

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