



16,500 AADT
2022 NCDOT

Ashley Road

7,400 AADT
2022 NCDOT

Tuckasegee Road

0.49+/-

114,000 AADT
2022 NCDOT



DOLLAR TREE planet fitness BESTWAY RENT-TO-OWN
Furniture • Appliances • Electronics • Computers

TOBACCO CAROLINA BEAUTY SUPPLY
CIGARETTES VAPE & MORE



39,000 AADT
2022 NCDOT

Freedom Drive

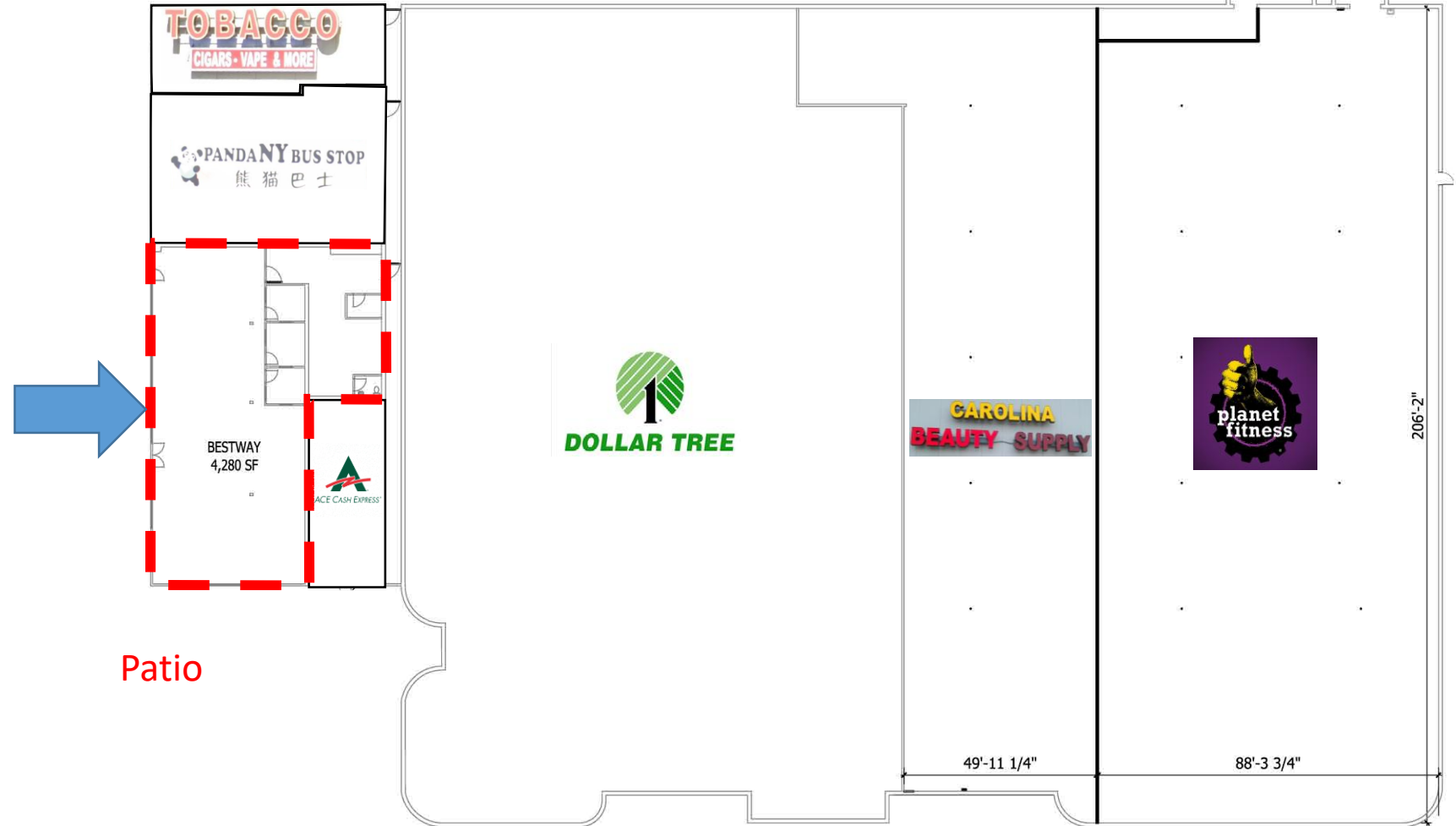
3321 Freedom Drive Charlotte, NC 28208

Corner End Cap Spaces Available

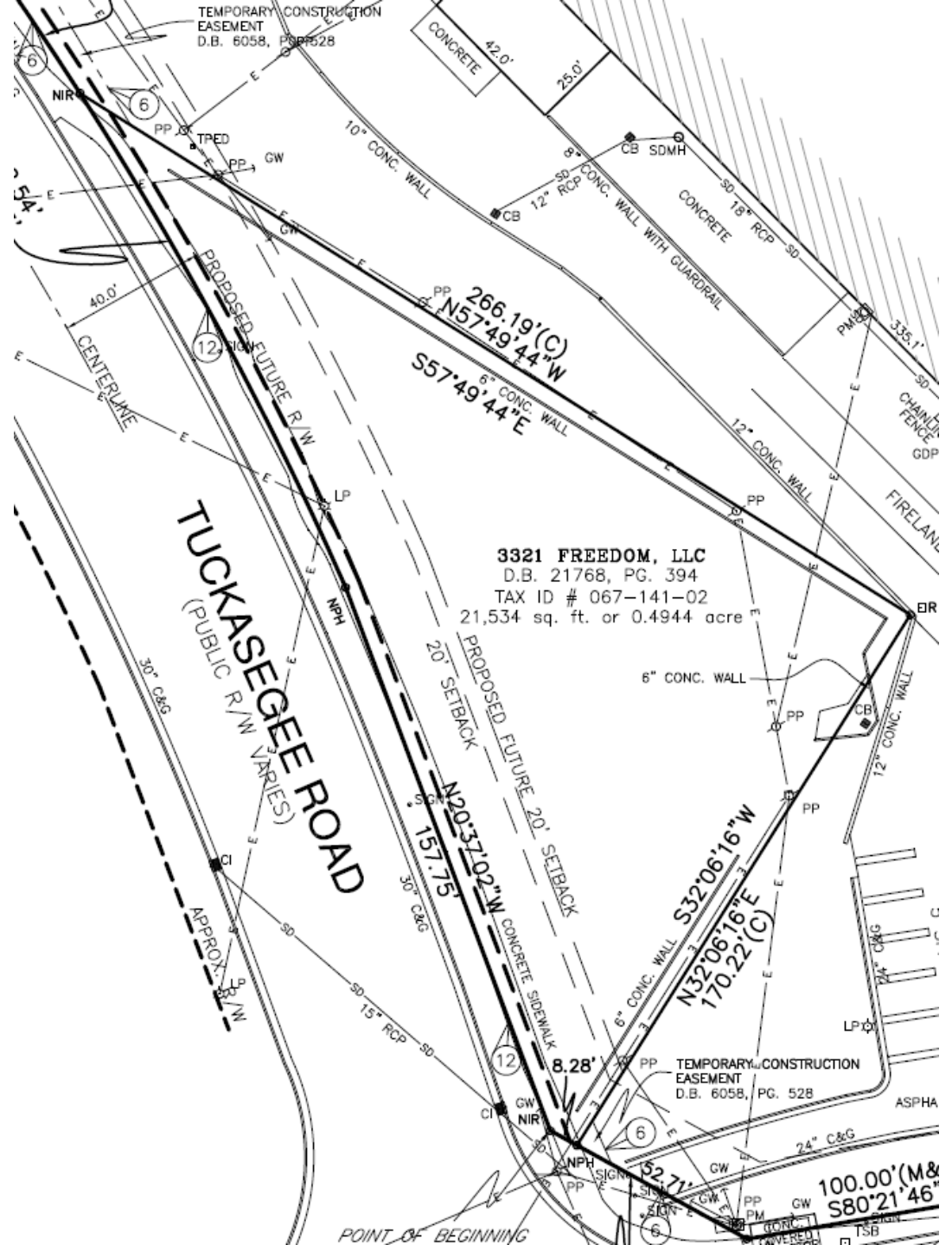
- **Corner Space with Excellent Visibility**
- **Growing Commercial and Residential**
- **39,000 AADT - Great Traffic Counts**
- **Patio space available***
- **4,280+/- square foot retail shop for**
- **100% Occupied**
- **Just off 85 Interchange**
- **Close to Airport**
- **Minutes to Uptown**

Base rent : \$30/sq ft
TICAM : \$2.63/sq ft

* Negotiable



Michael Woods
Broker In Charge
SC 113670 / 23688



TEMPORARY CONSTRUCTION
EASEMENT
D.B. 6058, PG. 528

TUCKASEGEE ROAD (PUBLIC R/W VARIES)

3321 FREEDOM, LLC
D.B. 21768, PG. 394
TAX ID # 067-141-02
21,534 sq. ft. or 0.4944 acre

TEMPORARY CONSTRUCTION
EASEMENT
D.B. 6058, PG. 528

POINT OF BEGINNING

100.00'(M&)
S80°21'46"