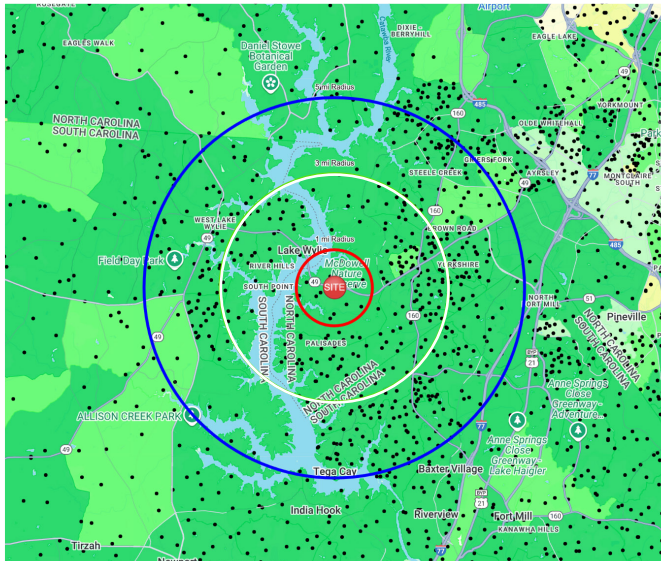




2.6 ACRES AVAILABLE FOR LEASE

11952 McDowell Forest Dr | Charlotte, NC | 28278

OFFERING FOR LEASE, GROUND LEASE, OR BUILD-TO-SUIT



DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	2,619	41,923	112,586
AVERAGE HH INCOME	\$214,324	\$162,968	\$154,246
BUSINESS ESTABLISHMENTS	67	1,177	3,428
DAYTIME EMPLOYMENT	420	7,219	30,647

Median HH Income

By Blockgroups



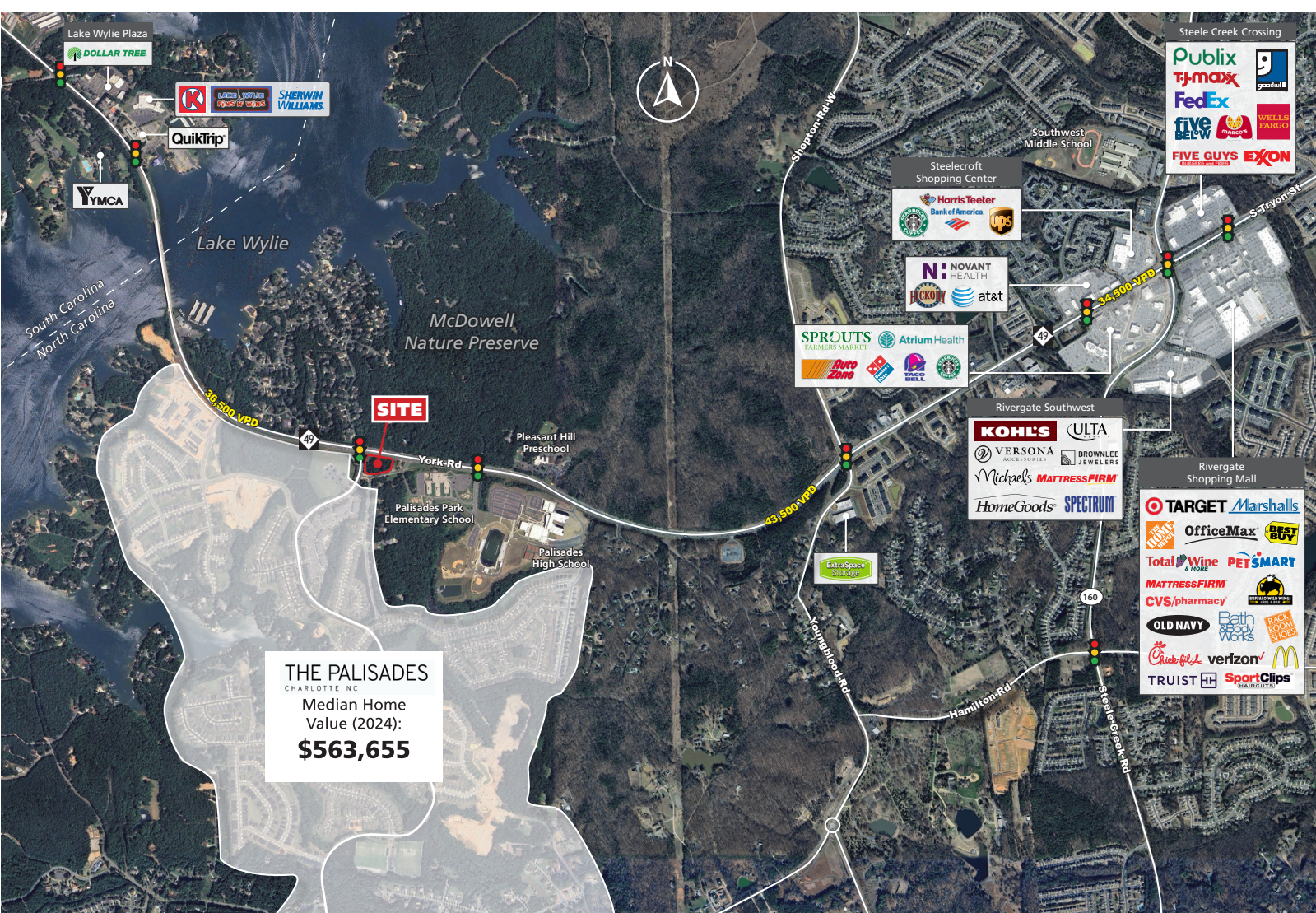
Click to Watch
VIDEO

Randy Russell

randy@SportsMedProperties.com

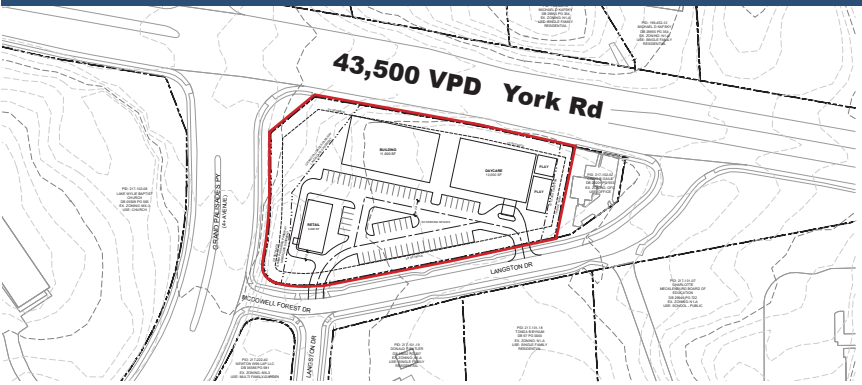
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THE PALISADES
CHARLOTTE, NC
Median Home
Value (2024):
\$563,655

CONCEPTUAL SITE PLAN



SPORTSMED
PROPERTIES

Randy Russell

randy@SportsMedProperties.com

(704) 996-1327

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SITE OUTLINE

CALL FOR MORE INFORMATION