8801 E WT Harris Boulevard, Charlotte, NC 28227





OFFERING SUMMARY

SALE PRICE: \$3,200,000

LOT SIZE: +/- 8.88 Acres

ZONING: B-1 SCD, O-1

PROPERTY OVERVIEW

Opportunity to purchase over 8 acres on heavily traveled E WT Harris Blvd., making it ideal for mixed-use development and/or affordable housing.

East Charlotte has steady rent growth, averaging roughly 2.2% in the past twelve months.

PROPERTY HIGHLIGHTS

- Two parcels one vacant land parcel and one parcel with a retail building that is approx. 34,400 s.f.
- The retail building has two spaces available for lease:
- Lease space #1 8801 27,400 s.f.
- Lease space #2 8805 7,000 s.f.
- Great visibility with traffic counts of 32,000 VPD

KW COMMERCIAL

3430 Toringdon Way, Suite 200 Charlotte, NC 28277

MATTHEW HAGLER

Broker 0: 704.408.8867 mhagler@kwcommercial.com NC #206869 - SC #12321

SCOTT GREENE

Broker 0: 704.577.7344 scottgreene@kw.com

SCOTT STEVENS

Broker
0: 704.887.6600
C: 704.400.5040
scottstevens@kw.com

RETAIL/LAND FOR SALE



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LOT#	ADDRESS	APN	SIZE	ZONING
1	7040 Lawyers Road, Charlotte, NC 28227	133-25-111	3.45 Acres	O-1
2	8801 - 8805 E WT Harris Boulevard, Charlotte, NC 28227	133-25-115	5.432 Acres	B-1 SCD

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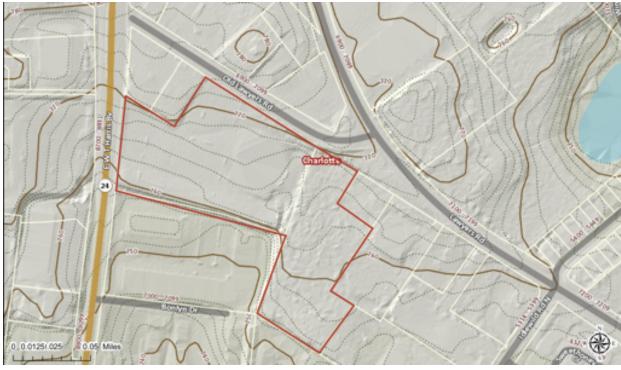
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