

# 4021 The Plaza

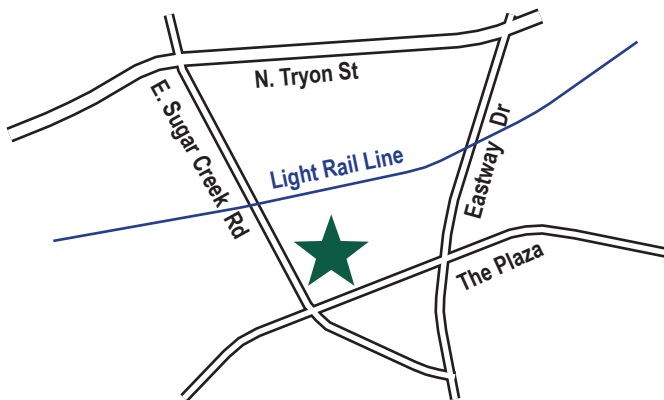
Charlotte, NC 28205

FOR SALE



## Excellent Development Opportunity in a Booming Market

*+/-1.14 Acre Site Available in a Great Transitional Area*



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**Providence Commercial**  
REAL ESTATE ADVISORS

## FEATURES

- 1.14 Acres / 49,658 SF (2 Parcels) Vacant land
- Parcels: 09104605 & 09104604
- Outstanding Location
  - Corner of The Plaza and E. Sugar Creek Road
  - .5 miles from the Sugar Creek Transit Station
  - 2.2 miles to I-85
  - 3 Miles to I-277
  - 3 Miles to Uptown Charlotte
- Approximately 368' of frontage on The Plaza which has a traffic count of 22,000 AADT (per NCDOT)
- Zoned I-1

*Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.*

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