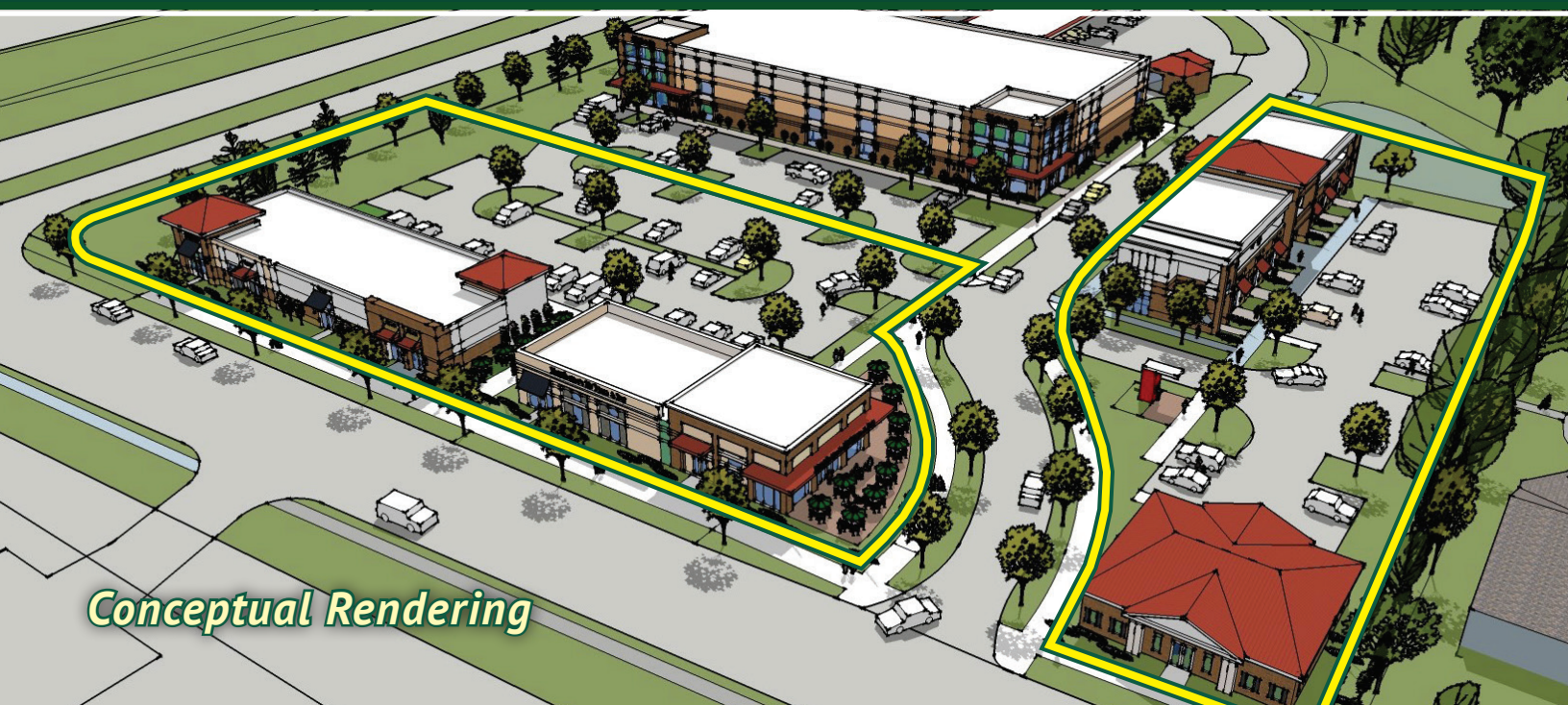


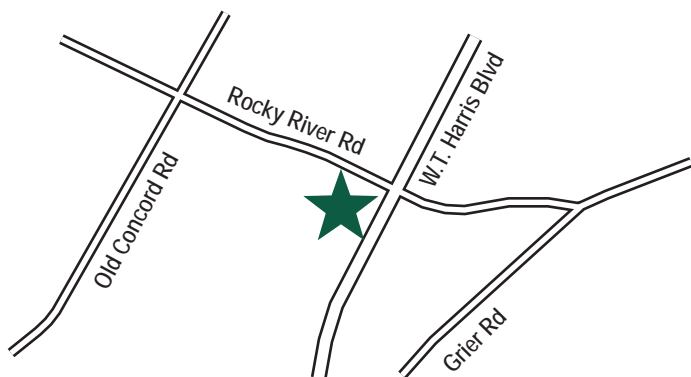
# W.T. Harris Blvd Outparcels

W.T. Harris Blvd & Rocky River Rd • Charlotte, NC

FOR SALE



**+/-5.16 Total Acres Available For Sale on W.T. Harris Blvd**  
*Excellent Retail Location at Signalized Intersection*



**Chris Wannamaker**

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**Babak Emadi**

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**Providence Commercial**  
REAL ESTATE ADVISORS

## FEATURES

- +/-5.16 Acres available on two parcels
- Lot 1: +/-1.53 Acres (City approved plan for up to 12,000 SF of building on lot)
- Lot 5: +/-3.63 Acres (City approved plan for up to 8,000 SF of building on lot)
- Utilities to the site and offsite stormwater provided
- Zoning NS (Neighborhood Services)
- Abundant parking already built for Lot 1
- Site is located at the signalized intersection of W.T. Harris Blvd and Rocky River Rd near the University Area.
- Traffic Count of 37,500 VPD in front of the site

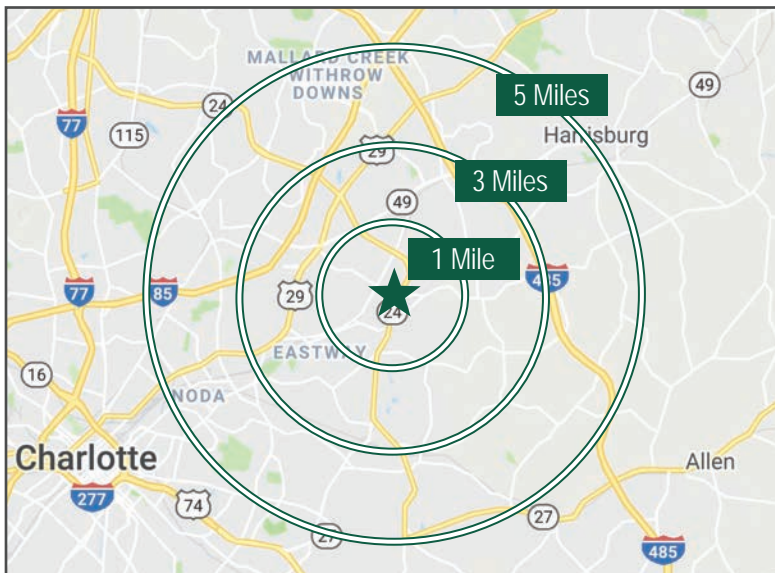
Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to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

For more info, please visit our "Properties" page on: [ProvidenceCommercial.com](http://ProvidenceCommercial.com)

# W.T. Harris Blvd Outparcels

W.T. Harris Blvd & Rocky River Rd • Charlotte, NC

FOR SALE



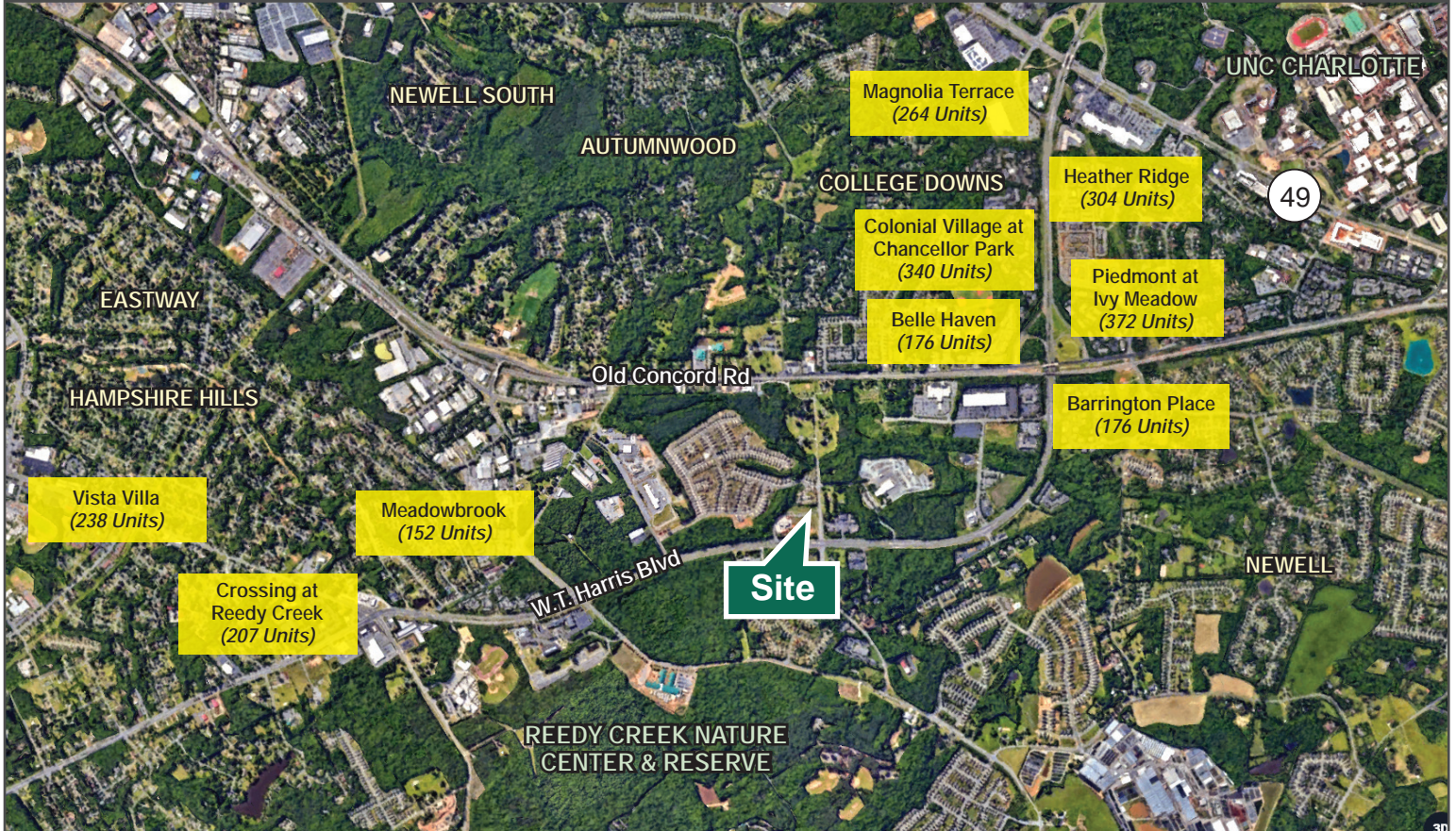
DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2019 Population	7,282	79,220	219,581
2024 Population	8,105	86,944	240,375
Pop. Growth 2019-2024	11.30%	9.75%	9.47%
Average Age	33.10	33.20	33.90
2019 Total Households	2,796	27,506	80,386
HH Growth 2019-2024	11.02%	9.76%	9.28%
Median HH Income	\$48,327	\$46,378	\$50,655
Average HH Size	2.60	2.70	2.60
Median Home Value	\$180,863	\$160,847	\$164,223
Median Year Built	1999	1994	1994

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