

FOR SALE

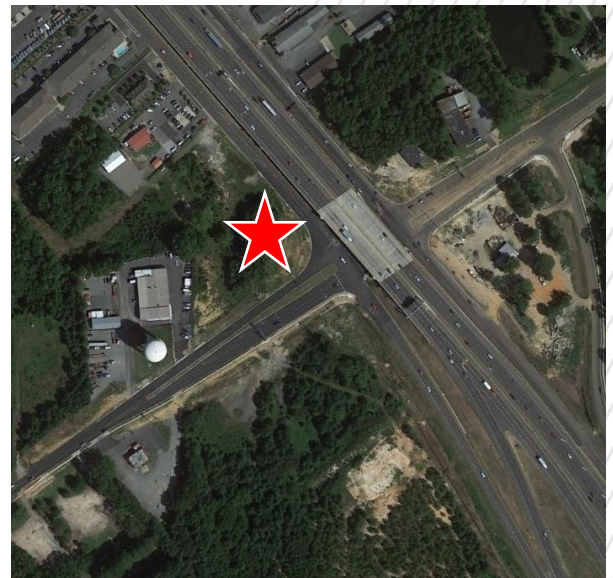
+/- .56 Acres - 12003 Guion Lane
Stallings, NC



PROPERTY HIGHLIGHTS

Located at the intersection of Guion Lane and Stallings Road directly across from Atrium Health Union West. Hospital complex will be approximately 150,000 square feet.

BUILDING SF	n/a	SIGNAGE TYPE	n/a
LAND SF	24,393	1-MILE (POP.)	2,128
YEAR BUILT	n/a	3-MILE (POP.)	47,489
PARKING	n/a	MED. INCOME	\$65,157
TRAFFIC COUNTS	11,000 VPD	SPACE USE	Retail / medical



JEFF SCHEIDEGGER

Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

FRANCES CRISLER

+1 704 620 6014
frances.crisler@cushwake.com

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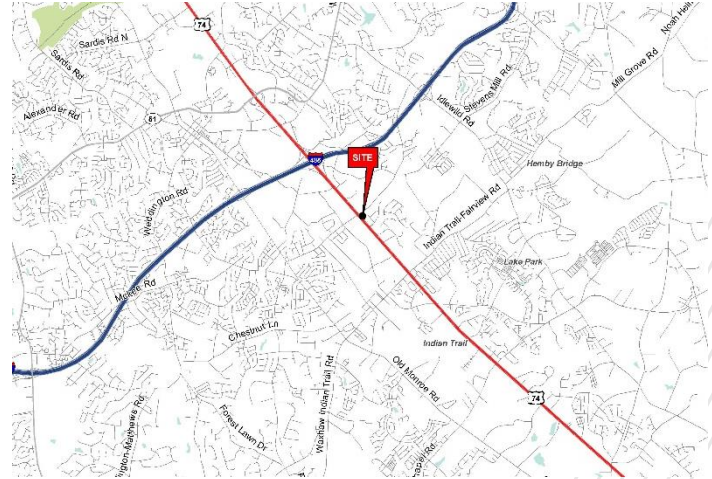
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AREA INFORMATION

Parcel is located in fast growing suburb of Charlotte. Located in Union County at last exit off of Hwy 74 before toll bypass begins. Excellent visibility from new Atrium Health Hospital.

LEGAL INFORMATION

TAX PARCEL ID	07102024
2020 RE TAXES	\$1,484
ZONING	MU-2 (Commercial)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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