

# **FOR SALE** +/- 1.804 Acres - 6438 S. Tryon Street Charlotte, NC



### **PROPERTY HIGHLIGHTS**

Located at the signalized intersection of S.Tryon Street (Hwy 49) and Shopton Road. Excellent visibility from both highly traveled roads.

BUILDING SF	n/a
LAND SF	78,582
YEAR BUILT	n/a
PARKING	n/a
TRAFFIC COUNTS	29,500 VPD

n/a
9,009
57,265
\$71,496
Retail / Financial / medical office



#### JEFF SCHEIDEGGER

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#### **AREA INFORMATION**

Located in the Steele Creek/Whitehall area of Charlotte. This area has experienced considerable commercial and residential growth. Excellent corner parcel with good visibility and exposure.

#### **LEGAL INFORMATION**

TAX PARCEL ID	14324204
2020 RE TAXES	\$8,120
ZONING	B-1





### **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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