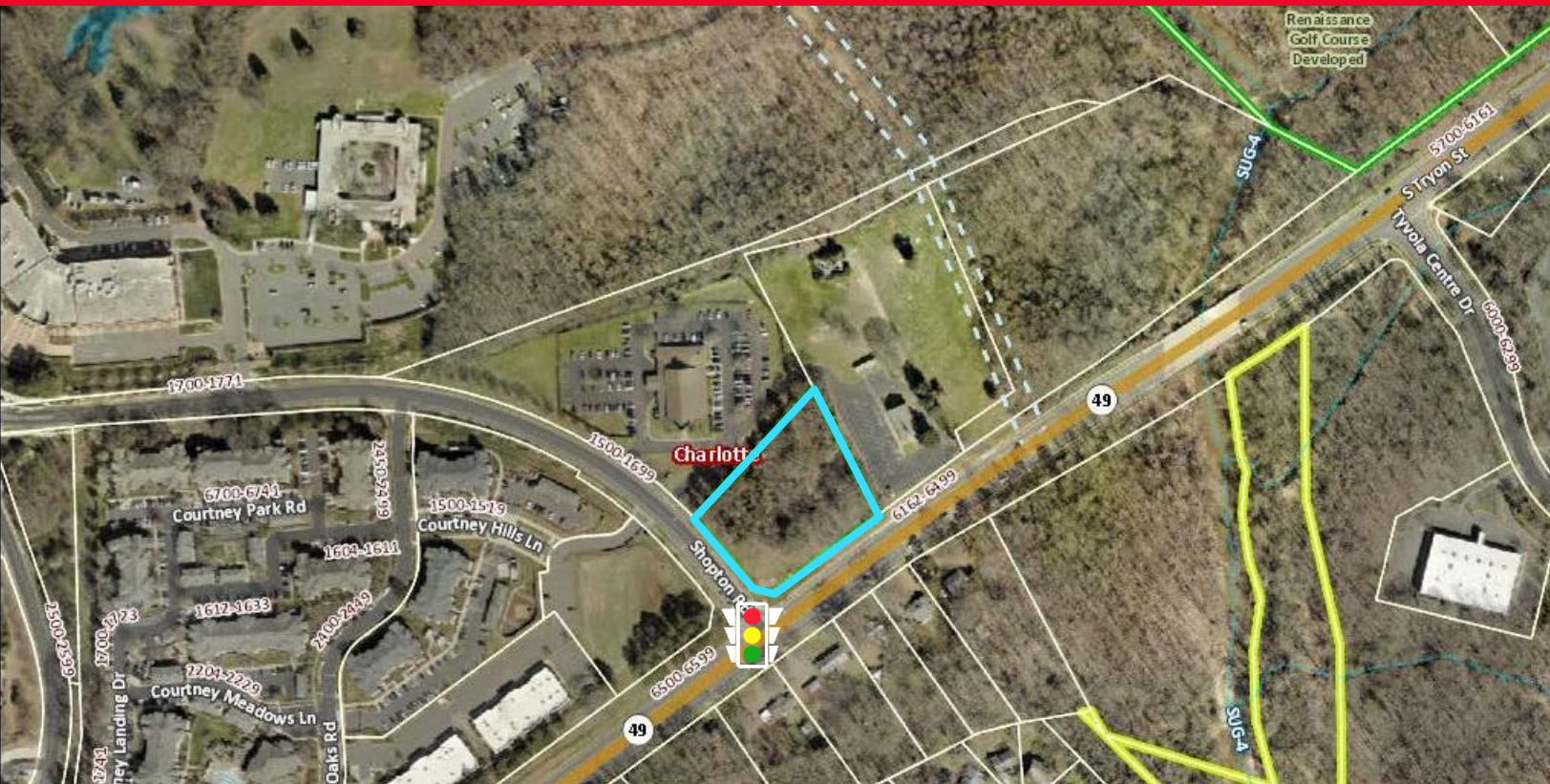


FOR SALE

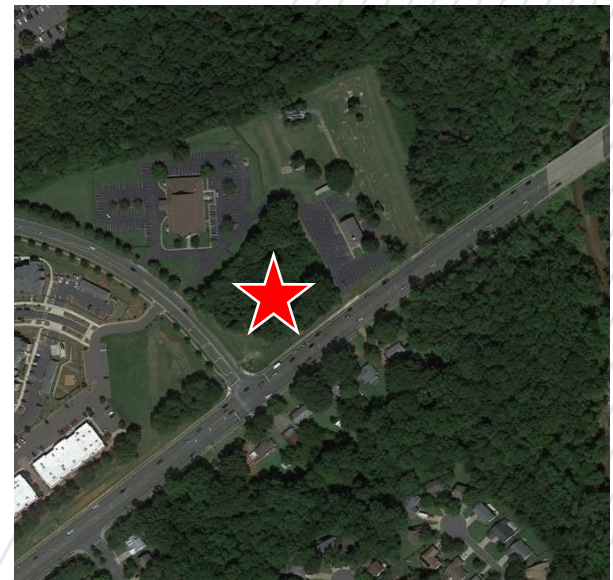
**+/- 1.804 Acres - 6438 S. Tryon Street
Charlotte, NC**



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	SIGNAGE TYPE	n/a
LAND SF	78,582	1-MILE (POP.)	9,009
YEAR BUILT	n/a	3-MILE (POP.)	57,265
PARKING	n/a	MED. INCOME	\$71,496
TRAFFIC COUNTS	29,500 VPD	SPACE USE	Retail / Financial / medical office



JEFF SCHEIDEGGER

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FRANCES CRISLER

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FOR SALE

+/- 1.804 Acres – 6438 S. Tryon Street

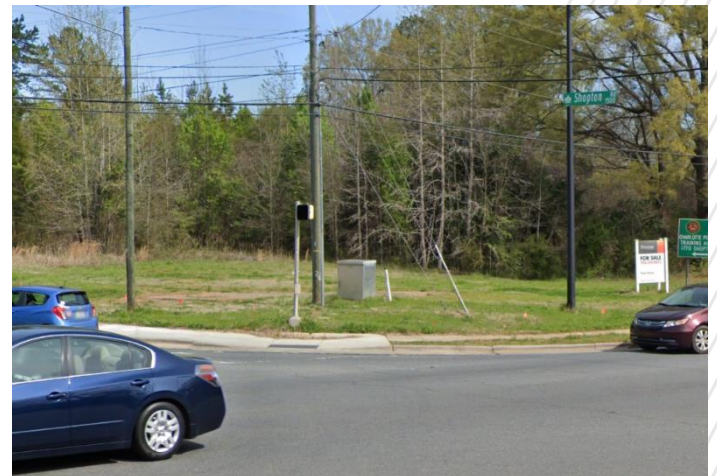
Charlotte, NC

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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