



LAND AVAILABLE
6454 ALBEMARLE ROAD | CHARLOTTE, NORTH CAROLINA



SALE INFORMATION

PRICE: \$275,000

SIZE: ± 1.25 Acres

PROPERTY INFORMATION

- ACCESS TO TRAFFIC SIGNAL
- SITE IS GRADED AND FILLED
- STORM WATER DETENTION DESIGNED AND INSTALLED

**TRAFFIC COUNTS
2015 (NCDOT)**

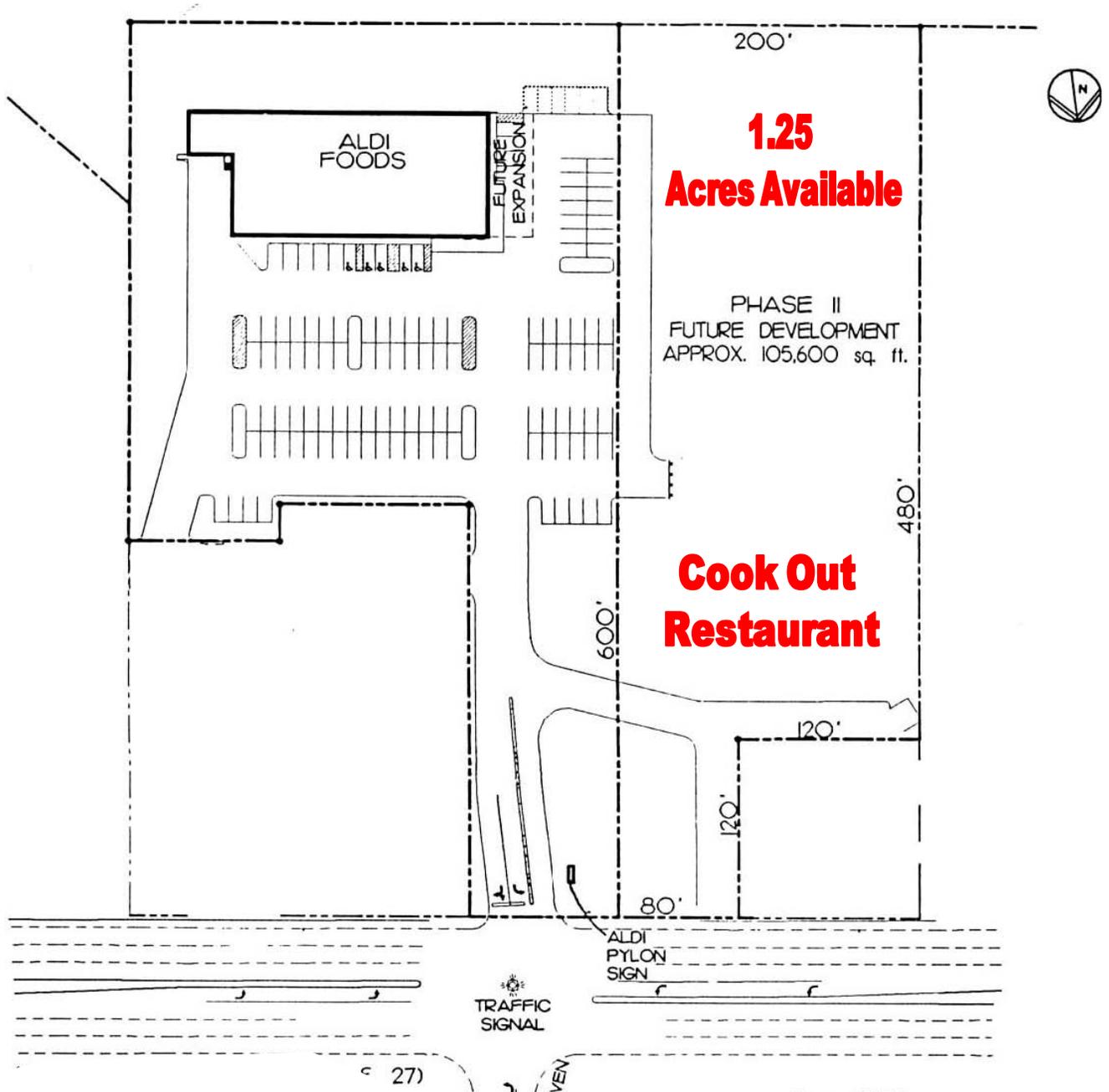
ALBEMARLE RD: 49,000 VPD

DEMOGRAPHICS (2015)

	1 MILE	3 MILE	5 MILE
Population	19,690	111,633	231,279
Average HH Income	\$41,175	\$47,816	\$64,722
Median HH Income	\$32,588	\$39,613	\$49,281
Business Establishments	453	3,092	9,102
Daytime Employment	4,079	23,264	78,188

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ABC



1.25 acres



SHERWIN WILLIAMS



Albemarle Rd

WT Harris Blvd.