

OFFICE / INVESTMENT PROPERTY



**FOR SALE**  
NOW AVAILABLE

2028 Woodland Rd. | **Charlotte, NC 28205**

This office or investment property is located in Charlotte, just off Independence Blvd. and adjacent from the Walmart Supercenter. This office is conveniently located less than 5 miles from the CBD, minutes from Cotswold, Plaza Midwood, Matthews, and Elizabeth.

- ✓ \$625,000 PURCHASE PRICE
- ✓ +/- 7,420 SF OFFICE SPACE
- ✓ VALUE ADD OPPORTUNITY
- ✓ B-2 COMMERCIAL ZONING
- ✓ .63 ACRES

*\*All information needs to be independently verified.*



## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<i>Population</i>	9,676	120,995	303,412
<i>Median HH Income</i>	\$44,975	\$48,104	\$55,370
<i>Pop. Growth ('17-'22)</i>	8.8%	9.1%	9.3%



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