



For Sale

+/- 1.44 Acres

Existing Zoning R 3

Subject to rezoning to commercial

\$340,000 (\$5.42 per SF)

Property Description; 6122 Hickory Grove Road Charlotte, N.C.

The subject property is adjacent to an existing Rite Aid store at the intersection of WT Harris Boulevard and Hickory Grove Road and has direct frontage (200 feet) on Hickory Grove Road. The ADT of Hickory Grove Road is 19,000. City Sewer and Water are available to the property. The property is being sold subject to rezoning to commercial use by Buyer.

Contact John A. Kapp, O. 704.786.8888 or C. 410.917.7288

Directions; From Charlotte, East Independence to 24/27 East. Left onto W.T. Harris Blvd. and right onto Hickory Grove Road. From I-485, take exit 41 Route 24/27 (Albemarle Road) East. Turn right onto WT Harris, then right onto Hickory Grove Road.



**363 CHURCH STREET NORTH, SUITE 240
CONCORD, NC 28025
704-786-8888
WWW.NEWBRANCHRE.COM**