



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

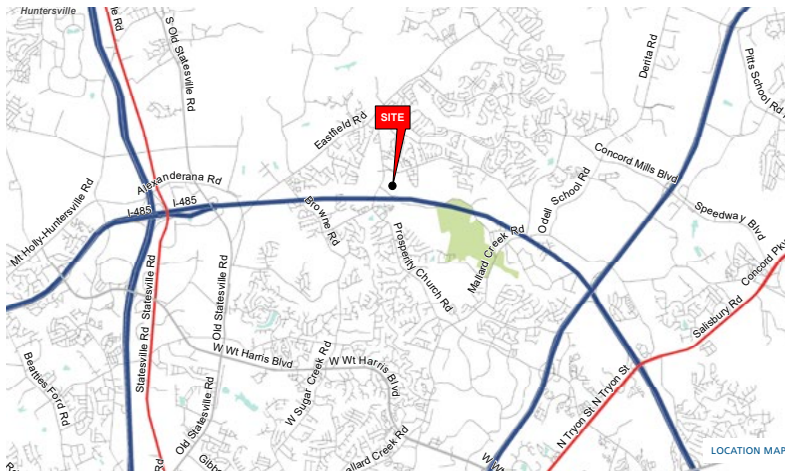
FOR SALE



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for Video**

PARCEL AVAILABLE - HIGHLAND CREEK AREA

HIGHLAND SHOPPES DR. | CHARLOTTE, NORTH CAROLINA 28269









PROPERTY INFORMATION

LAND AVAILABLE: ± 1 Acre Usable
3.504 Total

ZONING: CC SPA

PRICE: \$775,000

NEARBY TENANTS INCLUDE:   
  

PROPERTY DESCRIPTION

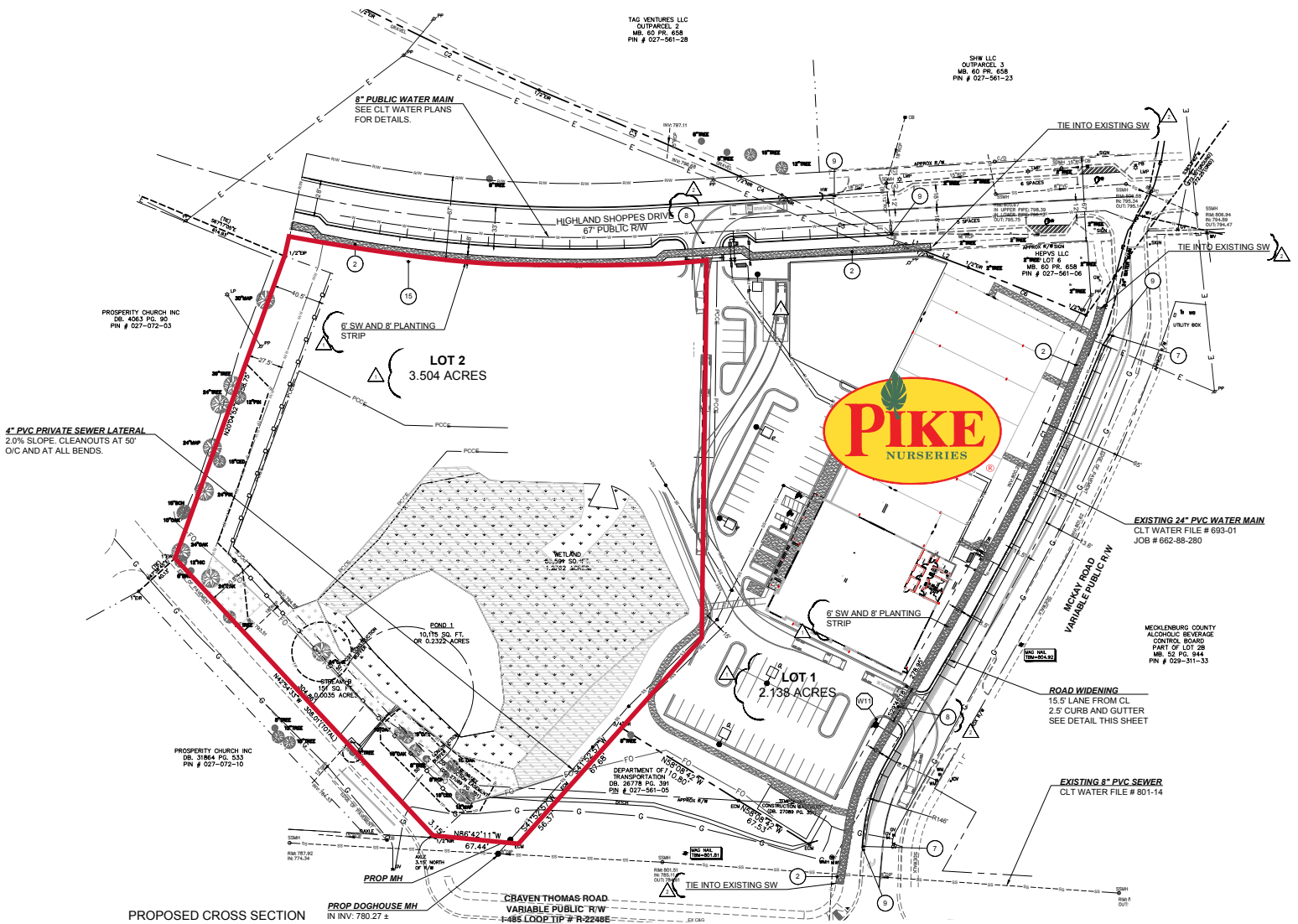
- Water / Sewer / Stormwater Available
- Zoning allows up to 11,000 SF of gross floor area
- Usable area rough graded
- Property fronts on Highland Shoppes Dr and Craven Thomas Rd.
- Close proximity to I-485
- Located in fast growing Highland Creek area

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	11,669	61,508	134,679
AVERAGE HH INCOME	\$88,118	\$106,161	\$89,109
MEDIAN HH INCOME	\$77,151	\$86,909	\$76,684
BUSINESS ESTABLISHMENTS	239	1,315	4,723
DAYTIME EMPLOYMENT	1,410	16,099	66,166

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TRAFFIC COUNTS 2016 (NCDOT)

15,000 VPD on Prosperity Church Rd.

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AERIAL