



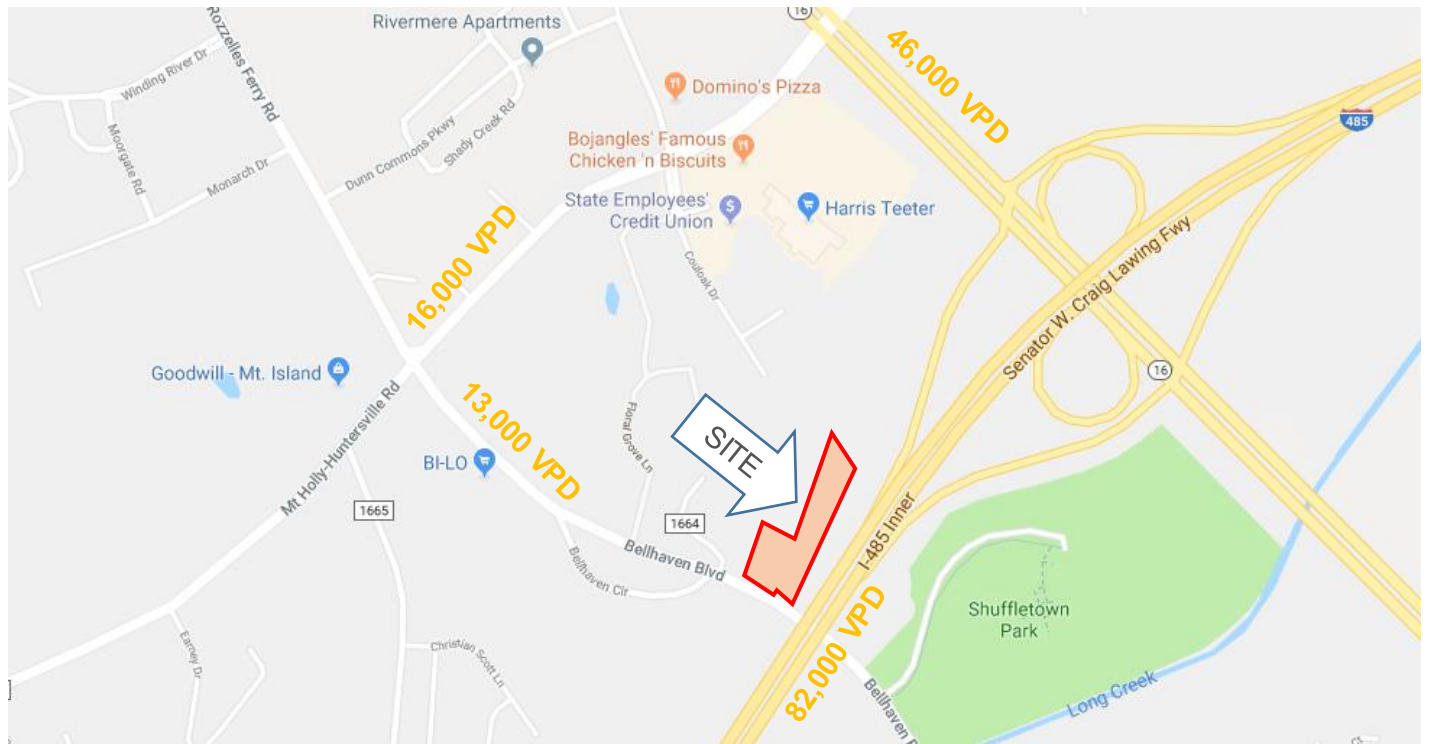
Bellhaven Blvd. Charlotte, NC 28214



[www.BlanqRealEstate.com](http://www.BlanqRealEstate.com)

6012 Bayfield Pkwy, Suite 376  
Concord, NC 28027  
Phone: 919.356.3453





Great commercial site with development opportunities. Northwest of Uptown Charlotte, this +/-3.78 acre parcel is conveniently located on Bellhaven Blvd just off Mount Holly-Huntersville Rd. It is minutes from Brookshire Blvd/Hwy 16 and I-485. The site is well suited for office, flex office and warehouse distribution uses and offers very good logistics for a variety of business uses. This parcel has incredible visibility and is available for purchase today!

### PROPERTY DETAILS

• +/- 3.78 Acres	• Sale Price: \$189,900
• Development Opportunity	• Excellent visibility from I-485
• Just off Mount Holly-Huntersville Rd.	• Zoning: I-1 (CD)
• +/- 8.4 Miles to Airport	• 10 minute drive from I-77 and I-85
• Mecklenburg County	• Growing demographics
• 13,000 VPD on Bellhaven Blvd	• Tax Parcel #: 03301214

### DEMOGRAPHICS

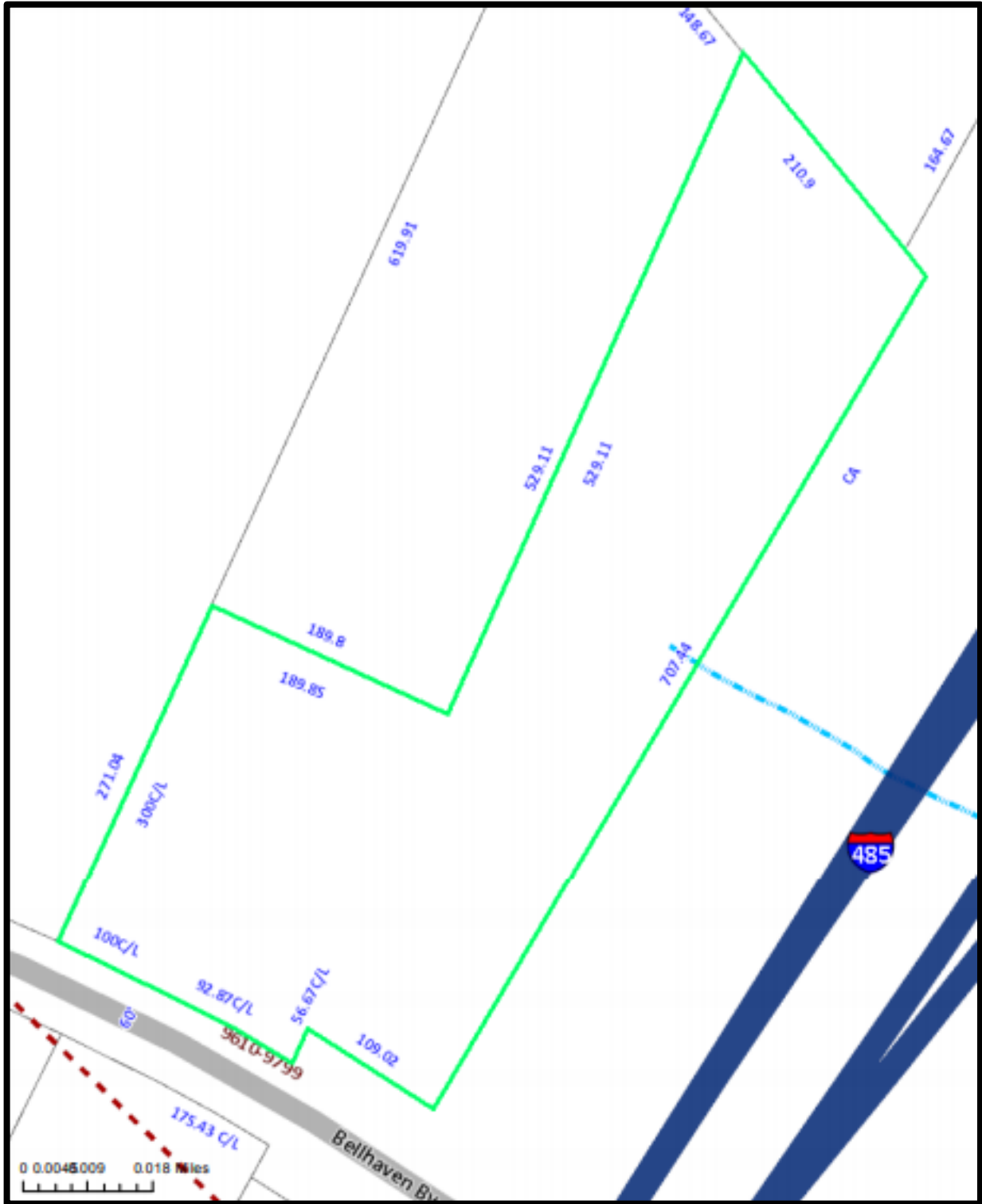
Population	Traffic Count	Median Household Income
1 Mile- 3,542	+/- 13,000 cars per day	1 Mile- \$74,028
3 Mile- 32,975		3 Mile- \$70,522
5 Mile- 84,687		5 Mile- \$63,750



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## Parcel Boundaries with Dimensions (Acres)



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