

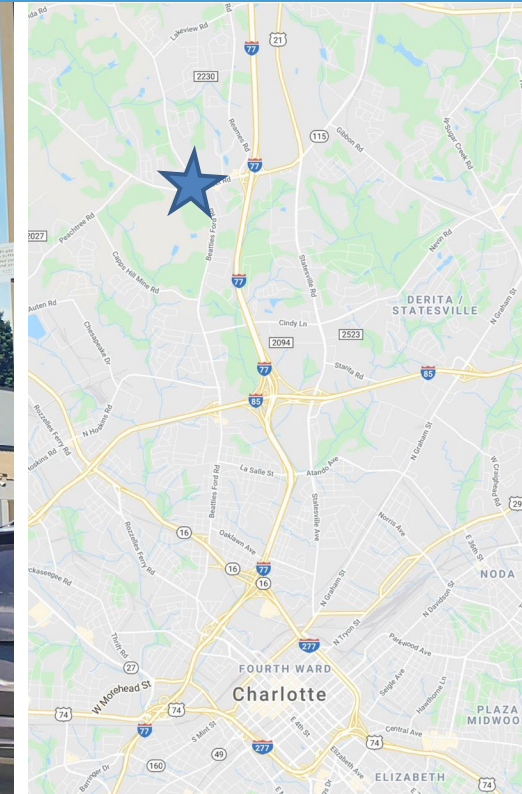
# SUNSET CORNERS OUTPARCEL

4005 SUNSET ROAD, CHARLOTTE, NC 28216

FOOD LION  
NEIGHBORHOOD  
CENTER

**NS** New South  
Properties  
NEWSOUTHPROP.COM

+/- 0.73 ACRE CORNER PARCEL AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



## PROPERTY INFORMATION

- Located at the corner of Sunset Road and Beatties Ford Road (undergoing road widening)
- Food Lion anchored shopping center
- Renovations taking place
- Ample parking
- +/- 0.73 Acre corner outparcel available

## DEMOGRAPHICS



POPULATION

1 Mile: 4,828  
3 Miles: 54,823  
5 Miles: 155,446



AVG. HH INCOME

1 Mile: \$62,495  
3 Miles: \$64,044  
5 Miles: \$65,944



DAYTIME EMPLOYEES

1 Mile: 3,744  
3 Miles: 43,393  
5 Miles: 115,448

## BROKER CONTACT

**WILL WHITLEY**  
704.927.2888  
wwhitley@newsouthprop.com



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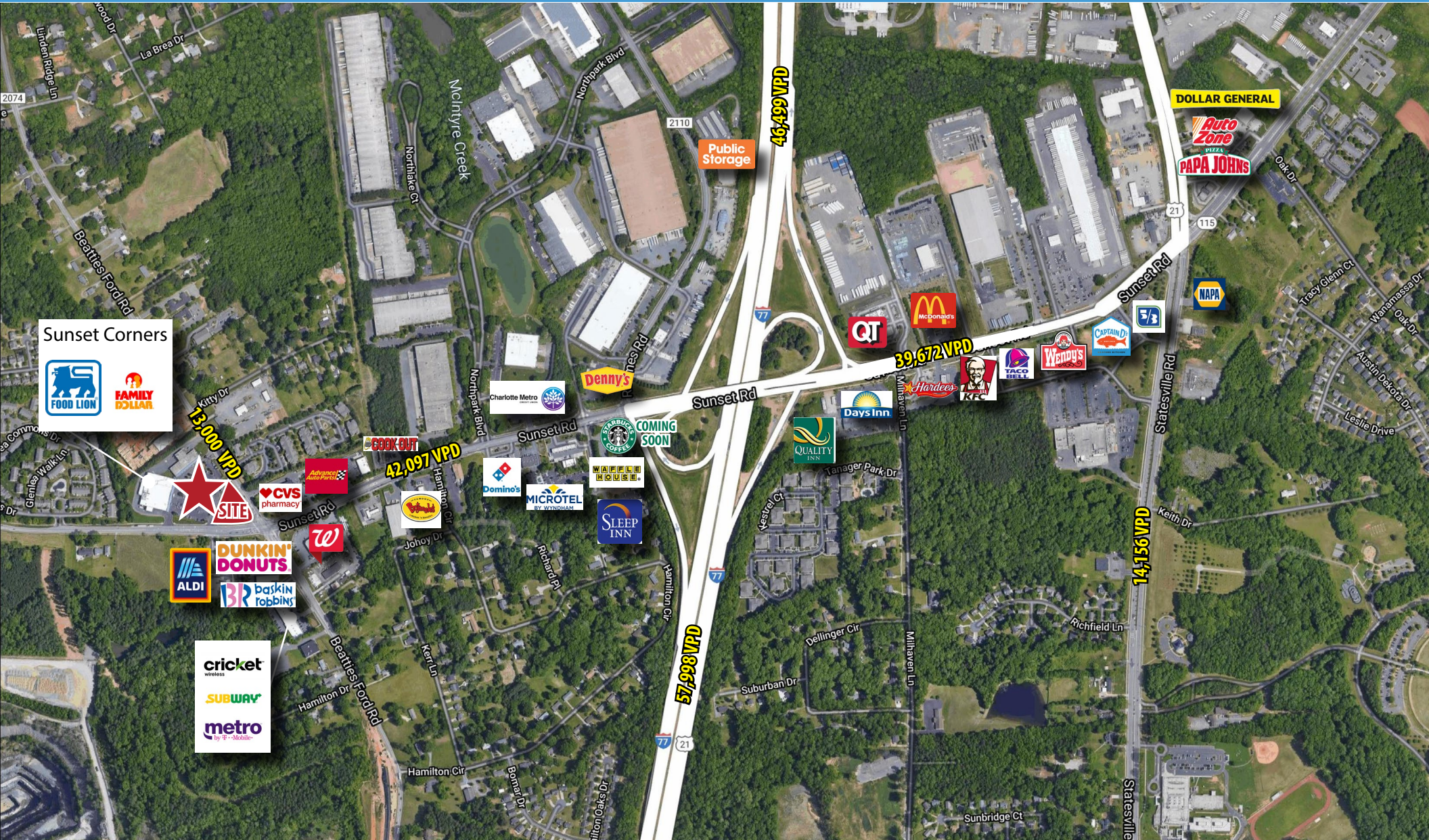
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4005 SUNSET ROAD, CHARLOTTE, NC 28216

AERIAL

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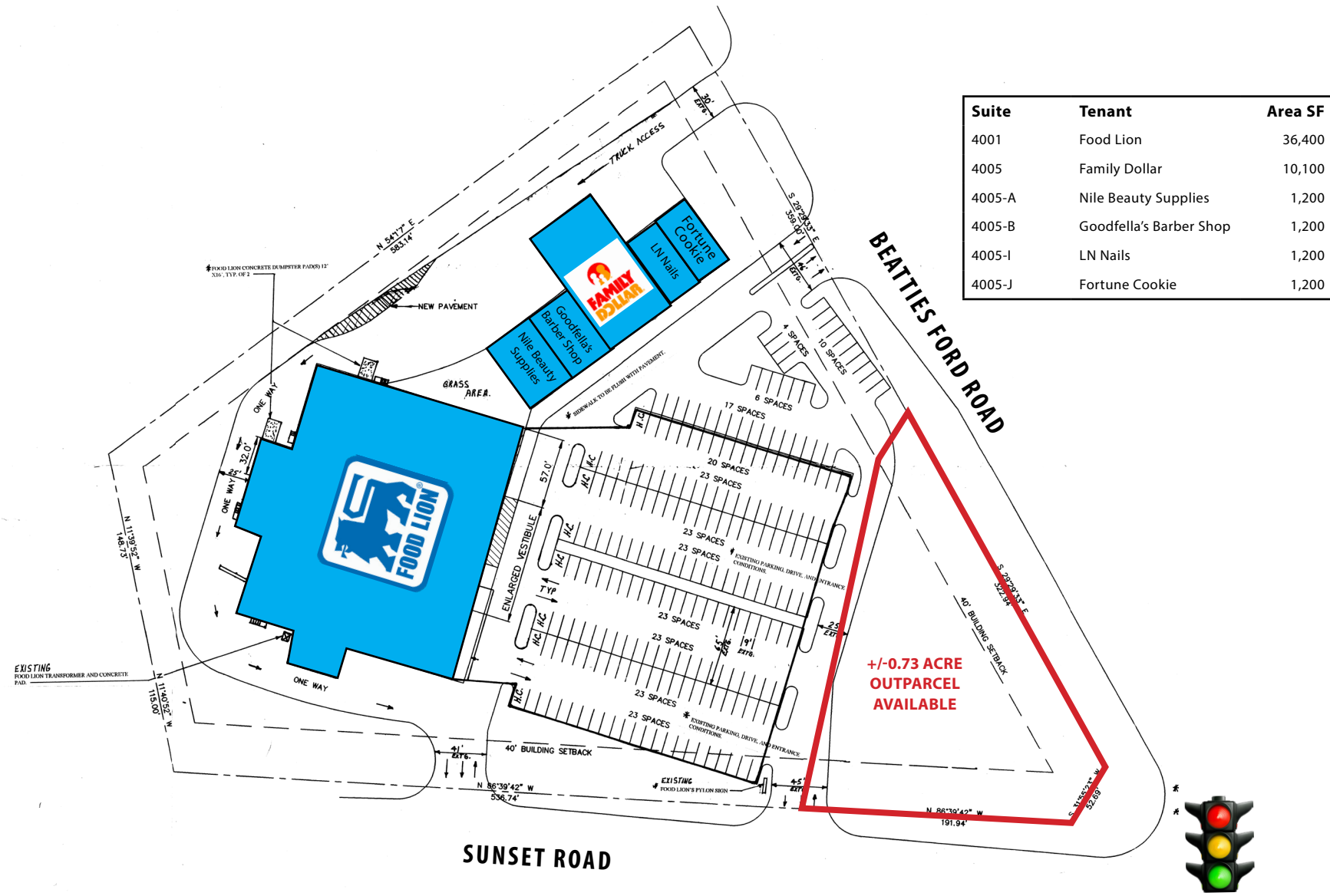
WILL WHITLEY | 704.927.2888 | [wwhitley@newsouthprop.com](mailto:wwhitley@newsouthprop.com)

# SUNSET CORNERS OUTPARCEL

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SITE PLAN

+/- 0.73 ACRE CORNER PARCEL AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



Suite	Tenant	Area SF
4001	Food Lion	36,400
4005	Family Dollar	10,100
4005-A	Nile Beauty Supplies	1,200
4005-B	Goodfella's Barber Shop	1,200
4005-I	LN Nails	1,200
4005-J	Fortune Cookie	1,200

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