

6167 E Independence Blvd, Charlotte NC 28212

2-Bay Automotive Service Garage Plus 8-Bay Self Serve Car Wash 6167 East Independence Blvd., Charlotte, NC
FOR LEASE



Prepared By

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THE SPACE

Location 6167 E Independence Blvd
Charlotte, NC, 28212

County Mecklenburg

Traffic Count Over 80,000 VPD2

HIGHLIGHTS

- Prime Location: Situated on E Independence Blvd, offering high visibility and easy access.
- Building: Two bay Automotive building perfect for Oil Change business
- Nearby Amenities: Close proximity to shopping centers, restaurants, and other essential services, attracting a steady flow of potential customers.
- Economic Growth: Located in a region experiencing significant economic growth and development, promising a favorable business environment.



Tenant	Floor	Square Feet	Lease Type	Notes
Automotive	1	1261	NNN	Two Bay Automotive Repair or Service Center.
Self-Service Carwash				Eight Bay Self-Service Carwash

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,744	102,273	248,076

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,124	\$89,581	\$116,575

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,809	41,584	100,849

PROPERTY FEATURES

BUILDINGS	2
AUTOMOTIVE BUILDING	1,261
CARWASH BAYS	8
LAND ACRES	0.47
YEAR BUILT	1981
YEAR RENOVATED	2008
ZONING TYPE	B-2
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	2
PARKING RATIO	6.34/1,000 SF
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

ADDITIONAL PROPERTY

BUSINESS	8 Bay Self Service Carwash
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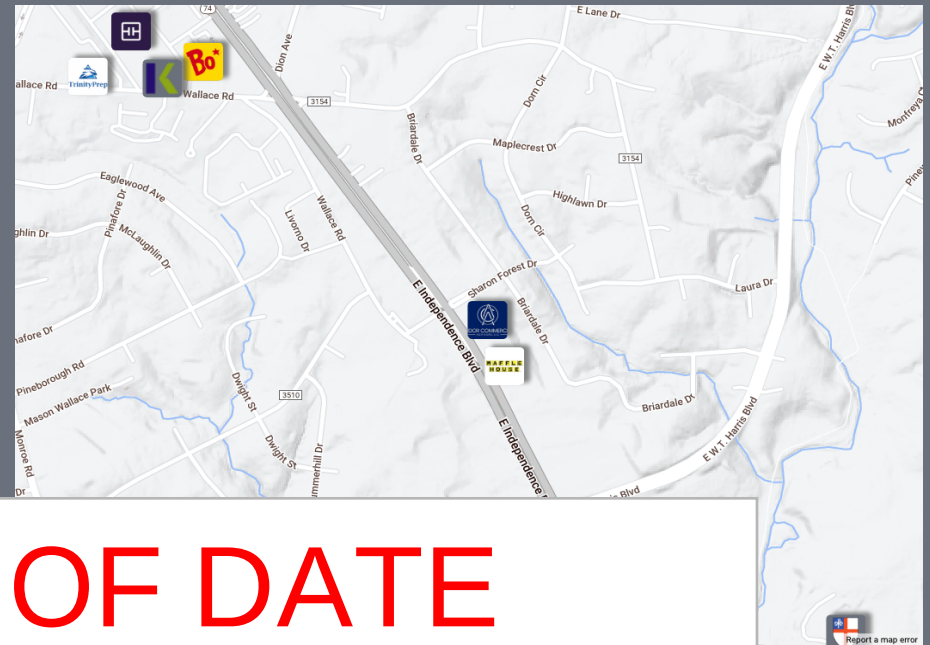
CONSTRUCTION

FOUNDATION	Concrete
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Sublease Opportunity

- This property is located at 6167 East Independence Blvd and has a two-bay automotive building with drive-through doors. Additionally, there is an eight-bay self-service carwash.
- With over 80,000 cars a day and located on a corner, this property is in a great location for your automotive business.

Locator Map

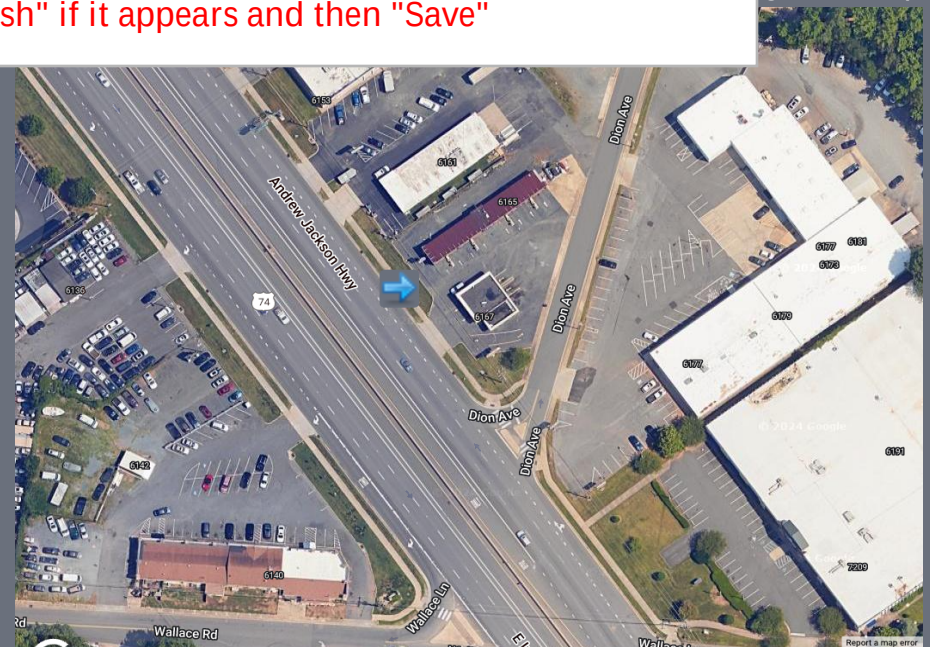


MAP OUT OF DATE

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Regional Map





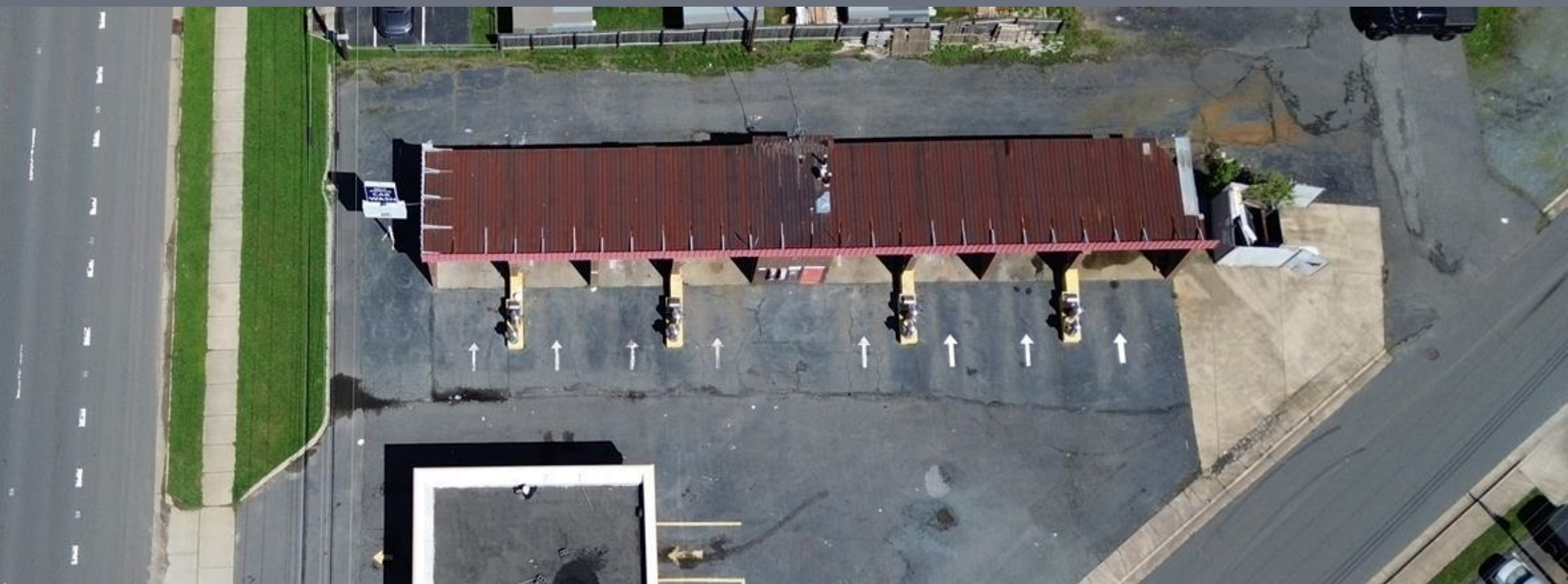
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,283	86,994	205,708
2010 Population	11,075	93,497	223,072
2023 Population	12,744	102,273	248,076
2028 Population	12,880	101,961	249,338
2023-2028: Population: Growth Rate	1.05 %	-0.30 %	0.50 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	414	2,948	6,848
\$15,000-\$24,999	489	3,570	7,103
\$25,000-\$34,999	592	3,809	7,822
\$35,000-\$49,999	689	6,481	12,978
\$50,000-\$74,999	964	8,463	17,950
\$75,000-\$99,999	513	4,730	11,428
\$100,000-\$149,999	791	6,269	16,135
\$150,000-\$199,999	245	2,537	7,633
\$200,000 or greater	113	2,778	12,952
Median HH Income	\$54,052	\$59,272	\$70,695
Average HH Income	\$73,124	\$89,581	\$116,575

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,727	39,217	89,953
2010 Total Households	4,174	38,003	89,786
2023 Total Households	4,809	41,584	100,849
2028 Total Households	4,890	41,443	101,312
2023 Average Household Size	2.65	2.44	2.43
2000 Owner Occupied Housing	2,328	19,451	48,322
2000 Renter Occupied Housing	2,162	17,440	36,322
2023 Owner Occupied Housing	2,163	20,062	52,752
2023 Renter Occupied Housing	2,646	21,522	48,097
2023 Vacant Housing	270	2,608	6,903
2023 Total Housing	5,079	44,192	107,752
2028 Owner Occupied Housing	2,180	20,268	53,461
2028 Renter Occupied Housing	2,709	21,175	47,851
2028 Vacant Housing	361	3,335	8,661
2028 Total Housing	5,251	44,778	109,973
2023-2028: Households: Growth Rate	1.65 %	-0.35 %	0.45 %

Source: esri

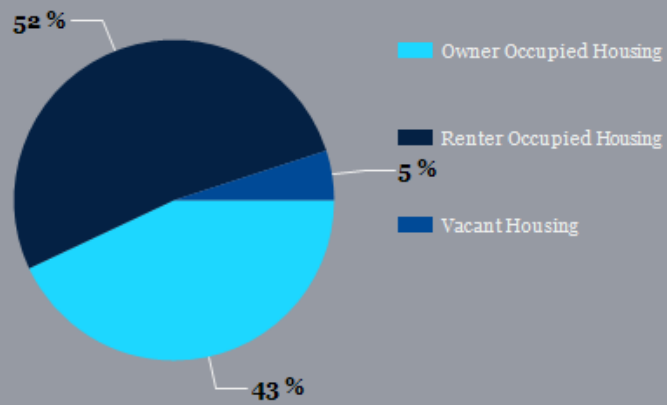
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,035	7,896	18,077
2023 Population Age 35-39	1,018	7,662	17,808
2023 Population Age 40-44	905	7,531	17,497
2023 Population Age 45-49	715	6,254	15,242
2023 Population Age 50-54	713	5,915	14,998
2023 Population Age 55-59	695	5,486	14,246
2023 Population Age 60-64	644	5,258	13,902
2023 Population Age 65-69	546	4,477	11,971
2023 Population Age 70-74	425	3,655	9,994
2023 Population Age 75-79	273	2,550	7,038
2023 Population Age 80-84	187	1,570	4,488
2023 Population Age 85+	124	1,512	4,616
2023 Population Age 18+	9,566	77,366	190,250
2023 Median Age	34	36	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,418	\$56,905	\$64,735
Average Household Income 25-34	\$72,713	\$79,908	\$94,846
Median Household Income 35-44	\$64,353	\$67,693	\$83,111
Average Household Income 35-44	\$84,816	\$100,381	\$128,520
Median Household Income 45-54	\$62,468	\$71,247	\$92,082
Average Household Income 45-54	\$83,207	\$106,580	\$144,516
Median Household Income 55-64	\$53,856	\$65,416	\$84,998
Average Household Income 55-64	\$72,519	\$99,591	\$138,699
Median Household Income 65-74	\$47,762	\$56,001	\$66,115
Average Household Income 65-74	\$63,440	\$83,109	\$110,739
Average Household Income 75+	\$48,834	\$67,280	\$85,063

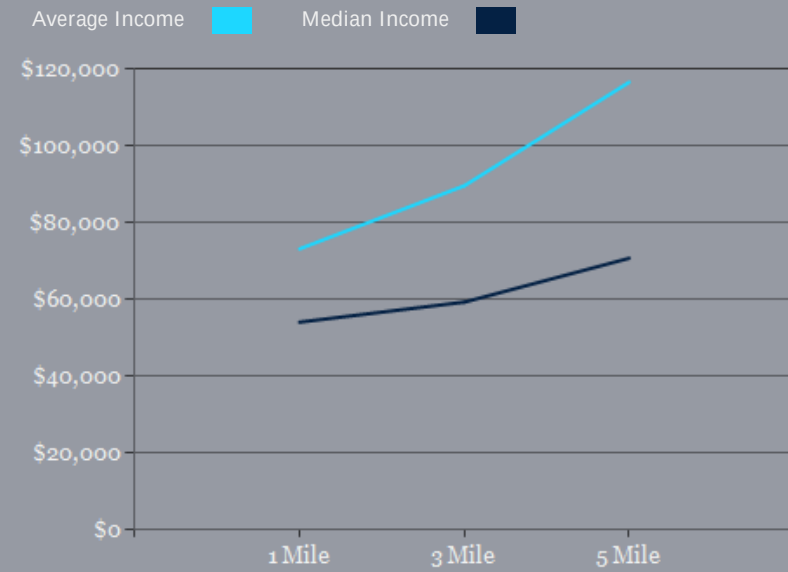
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	939	7,300	17,441
2028 Population Age 35-39	981	7,126	17,154
2028 Population Age 40-44	919	6,914	16,715
2028 Population Age 45-49	832	6,842	16,404
2028 Population Age 50-54	679	5,761	14,427
2028 Population Age 55-59	631	5,349	13,983
2028 Population Age 60-64	612	4,830	12,857
2028 Population Age 65-69	533	4,538	12,247
2028 Population Age 70-74	442	3,770	10,396
2028 Population Age 75-79	364	2,986	8,559
2028 Population Age 80-84	196	1,968	5,741
2028 Population Age 85+	160	1,666	5,205
2028 Population Age 18+	9,681	77,472	192,763
2028 Median Age	35	36	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,121	\$65,676	\$77,802
Average Household Income 25-34	\$85,904	\$94,196	\$113,046
Median Household Income 35-44	\$76,723	\$79,254	\$99,986
Average Household Income 35-44	\$98,167	\$113,206	\$146,147
Median Household Income 45-54	\$76,893	\$85,529	\$108,317
Average Household Income 45-54	\$99,849	\$124,118	\$163,776
Median Household Income 55-64	\$63,263	\$79,000	\$103,899
Average Household Income 55-64	\$87,790	\$116,759	\$160,222
Median Household Income 65-74	\$54,599	\$64,635	\$79,868
Average Household Income 65-74	\$75,904	\$99,642	\$133,305
Average Household Income 75+	\$57,182	\$82,929	\$107,868

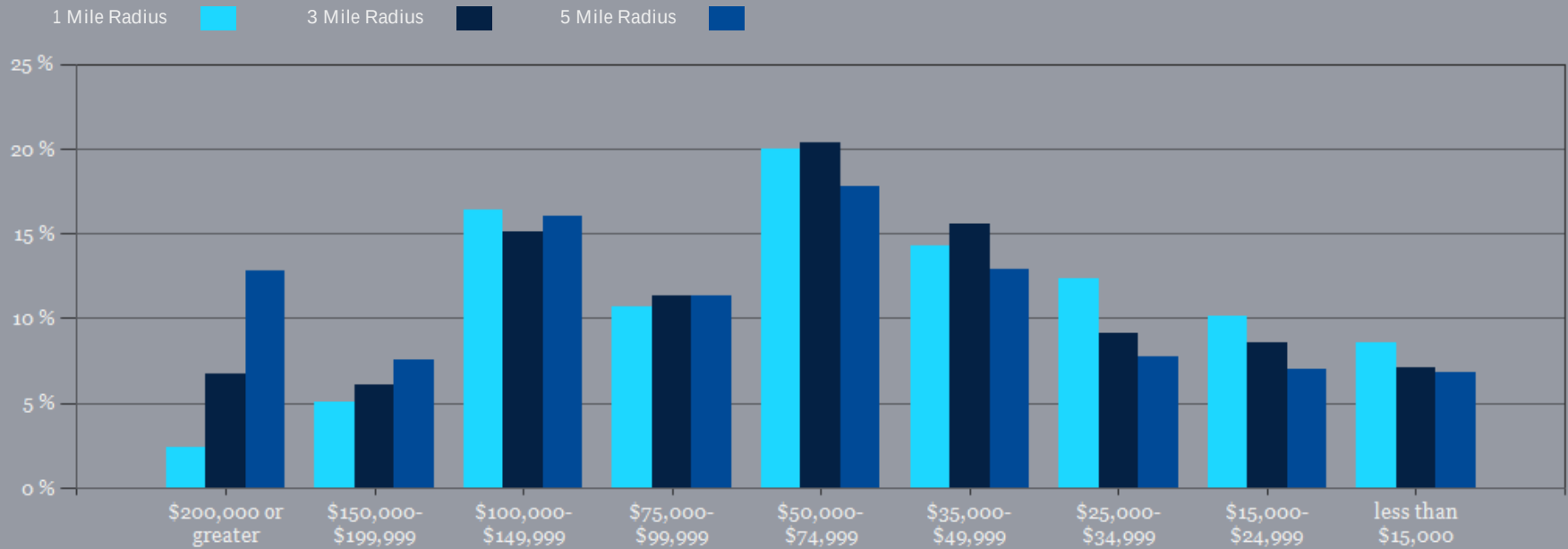
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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