

5018 SUNSET ROAD

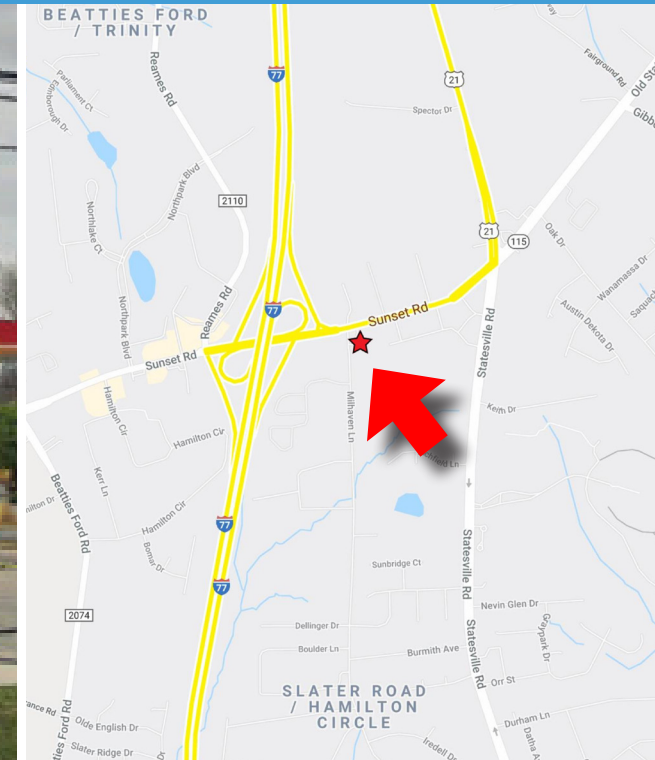
CHARLOTTE, NC 28269

PROPERTY FOR
LEASE OR SALE

NS New South
Properties

NEWSOUTHPROP.COM

+/-2,700 SF FORMER C-STORE ON +/- 0.58 ACRE LEASE OR DEVELOPMENT



PROPERTY HIGHLIGHTS

- High traffic counts
- Signalized intersection with driveways to both Sunset Road and Millhaven Lane
- Excellent visibility and signage
- Zoned B2. Built 1985
- Close Proximity to Central Business District of Charlotte, NC
- \$22.00 PSF NNN Lease Rate

DEMOGRAPHICS



POPULATION

Est. Population (2019)
Proj. Population (2024)

3 MILES	5 MILES	7 MILES
43,896	122,074	257,774
47,018	131,191	276,726



AVERAGE HH INCOME

Est. Avg HH Income (2019)
Proj. Avg. HH Income (2024)

\$74,877	\$70,628	\$75,292
\$80,066	\$75,664	\$81,139



DAYTIME POPULATION

11,921	43,845	111,611
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BROKER CONTACT

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MARKET AERIAL

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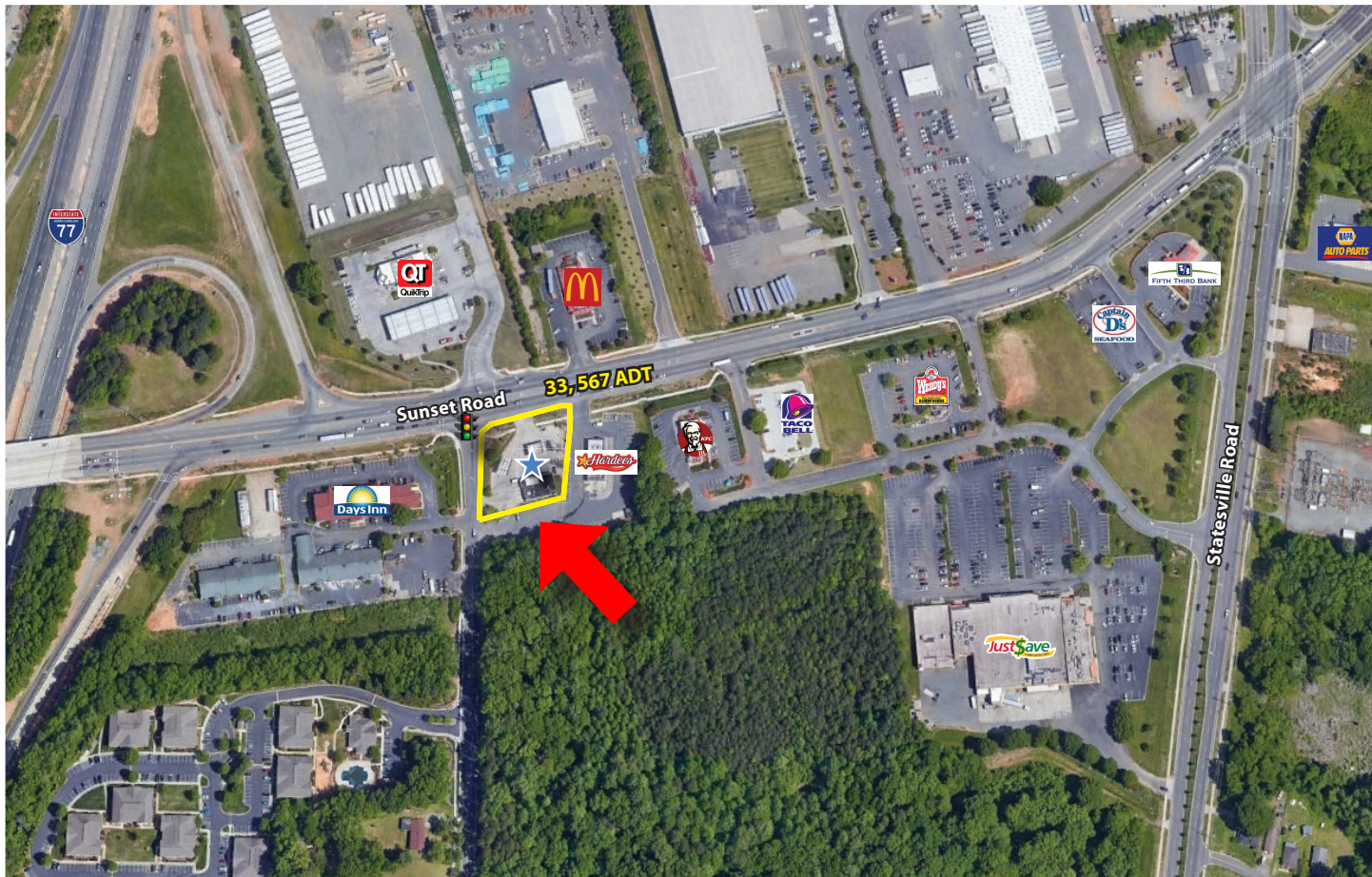
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AERIAL SITE
LOCATION

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