



5312 Rozzelles Ferry Road  
Charlotte, NC 28214



ARDOR COMMERCIAL  
ADVISORS, LLC

# EXCLUSIVELY MARKETED & LISTED BY:



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# PROPERTY SUMMARY

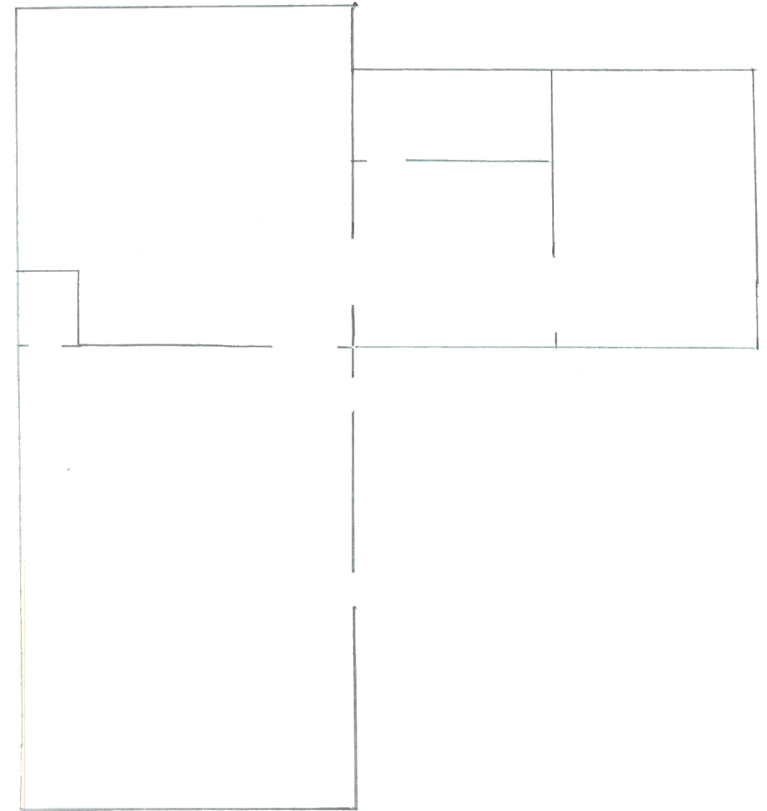
We are proud to offer a one store Industrial I-2 building located on Rozzelles Ferry Road. This building has been used as a church for the last few years and has two large open rooms in the main building area. This building is located in a busy industrial section of Charlotte and is close to Highway 16, Interstate 85 and a quick drive to uptown Charlotte.

## OFFERING SUMMARY

ZONING	I-2
AVAILABLE SQUARE FEET	5,079 SF
PRICE	\$800,000
AVAILABLE	August 1, 2021
PARKING SPACES	10
ACRES	.34 ACRES

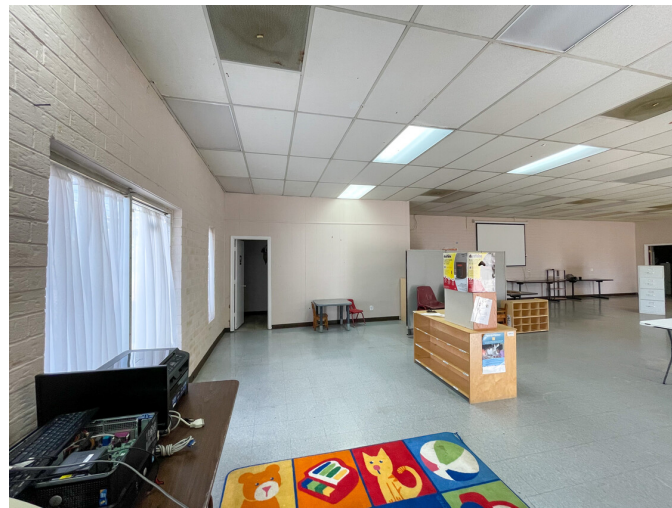
## PROPERTY HIGHLIGHTS

- Industrial Zoning
- Close to the Interstate
- Brick Building
- Large Open Rooms



*Drawing Not to Scale*









COULWOOD EAST

OAKDALE SOUTH

FIRESTONE - GARDEN PARK

PAW CREEK

TODD PARK

WESTCHESTER

THOMASBORO - HOSKINS

OAKVIEW TERRACE

UNIVERSITY PARK

LINCOLN HEIGHTS

TODDVILLE ROAD

WASHINGTON HEIGHTS

LAKESWOOD

OAKLA

MCCRORE HEIGHTS







Charlotte Reservoir

Brookshire Blvd

Salem Church Rd

Brookshire Blvd

Rozzelles Ferry Rd

Hovis Rd

Northern Dr

Bealer Rd

Gulf Dr

Winchester St

Porter St

Morgan

Ridgeley Dr

Brookway Dr

Manley St

Rozzelles Ferry Rd

North Dakota St

N Cloudman St

N Hoskins Rd

N Hoskins Rd

Plainwood Dr

Lawton Rd

Lawton Rd

Lawton Rd

Auten Rd

Auten Rd

Oakdale Rd

Black Satchel Dr

Black Satchel Dr

Snyder St

Chesapeake Dr

Chesapeake Dr

16

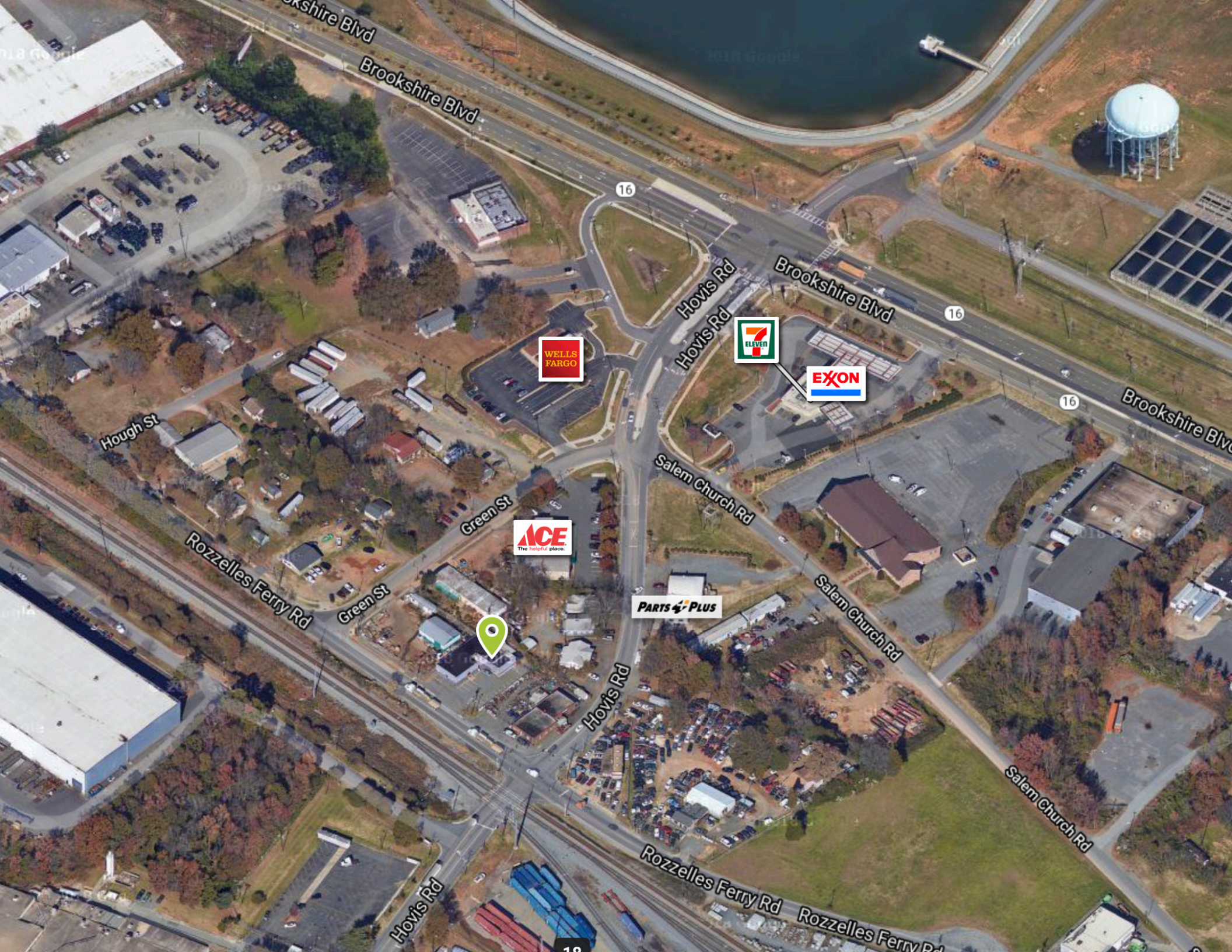
16

16

16

16





Brookshire Blvd

16

Hovis Rd

Brookshire Blvd

16

Brookshire Blvd

16

Hough St

Rozzelles Ferry Rd

Green St

Green St

Salem Church Rd

Salem Church Rd

Hovis Rd

PARTS PLUS

Salem Church Rd

Rozzelles Ferry Rd

Rozzelles Ferry Rd

Hovis Rd

16

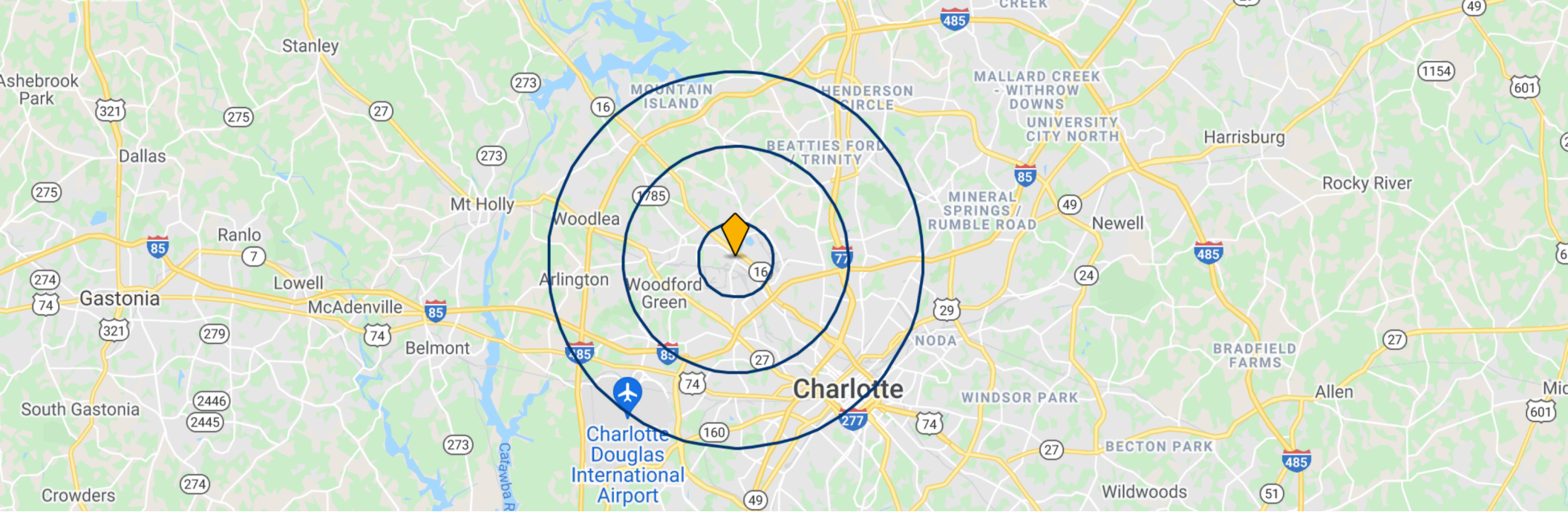
WELLS FARGO

7-ELEVEN

EXXON

ACE  
The helpful place.





# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	27,685	63,207	175,721
Median Age	33.3	33.6	34.2
Median Age (Male)	38.5	38.0	37.2
Median Age (Female)	39.4	39.8	39.3

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	9,653	22,233	68,718
# Of Persons per HH	2.8	2.7	2.4
Average HH Income	\$55,613	\$54,840	\$74,568
Median House Value	\$132,048	\$143,061	\$176,134

\*Demographic data derived from 2020 US Census



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