

# QUIKTRIP SURPLUS LAND FOR SALE

WT HARRIS BLVD & I-485, HUNTERSVILLE, NC

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## STORAGE SITE AVAILABLE



### PROPERTY DETAILS

- Surplus land behind QuikTrip & Jiffy Lube For Sale: ±304,920 SF
- **PRICE: \$1,850,000**
- Site is entitled for up to 100,000ft.<sup>2</sup> of storage
- All parcels Zoned B-2 (CD) and BD (CD)
- Deed Restrictions: convenience store and motor fuel prohibited
- Northlake Mall is a premier shopping destination for communities in North Charlotte. Home to more than 140 stores paired with family dining and AMC's 14-screen cinema.
- Full access to I-485 with new traffic signal on WT Harris Blvd

### DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
Population	9,621	37,856	135,726
Projected Pop. (2028)	10,310	40,691	146,134
Avg. HH Income	\$94,325	\$92,198	\$101,381

### TRAFFIC COUNTS

WT Harris Blvd	26,000
I-485 Loop	65,000

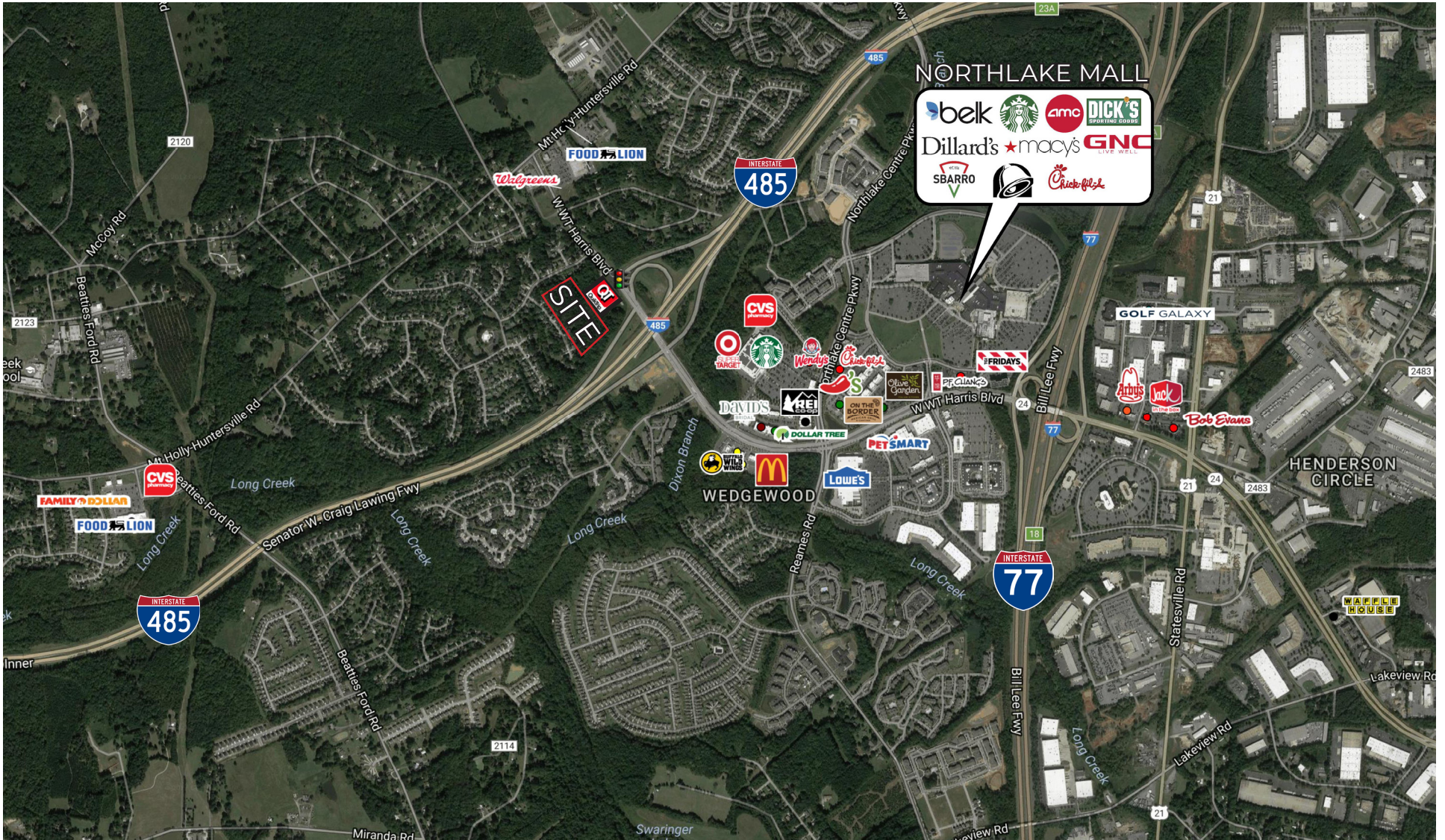
1111 METROPOLITAN AVE  
SUITE 700  
CHARLOTTE, NC 28204  
Mailing: P.O. BOX 36799  
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## AERIAL

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