



3.7 ACRES CORNER LOT

NOW AVAILABLE
FOR SALE

11000 Mt. Holly Rd. | Charlotte, NC 28083

Located at the heavily traveled corner of Mt. Holly-Huntersville Rd. and Mt. Holly Rd. in Charlotte, NC, this lot offers a curb cut, the ability to have an I-485 DOT sign, and 900' of road frontage. The site also enjoys close proximity to I-485, I-85, Hwy 16, and public bus stop. Immediate localities include a BP gas station, Food Lion anchored shopping center and a 62 Unit Senior living Apartment complex.

- ✓ SALE PRICE: \$950,000
- ✓ SELLER-FINANCING AVAILABLE
- ✓ COMBINED 31,000 CPD
- ✓ B-2 COMMERCIAL ZONING
- ✓ ACCESS TO WATER & SEWER

**All information needs to be independently verified.*

Location



MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,591	37,338	84,254
Median HH Income	\$67,569	\$62,026	\$58,421
Pop. Growth ('20-'25)	9.2%	7.6%	7.8%



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