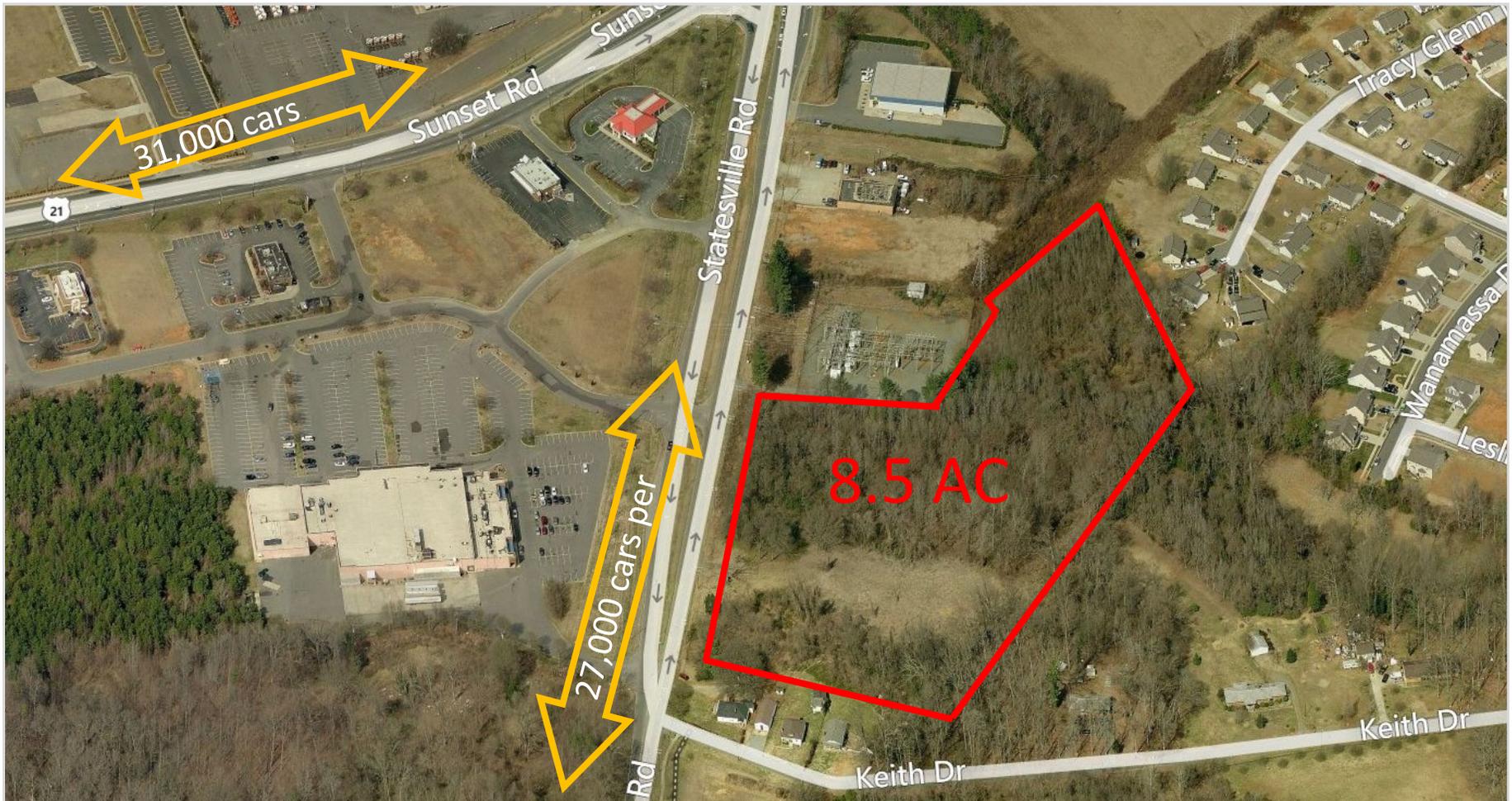


Available for sale: +/- 8.5 AC Statesville Road

6248 Statesville Road, Charlotte, NC 28269



BVBELK
PROPERTIES

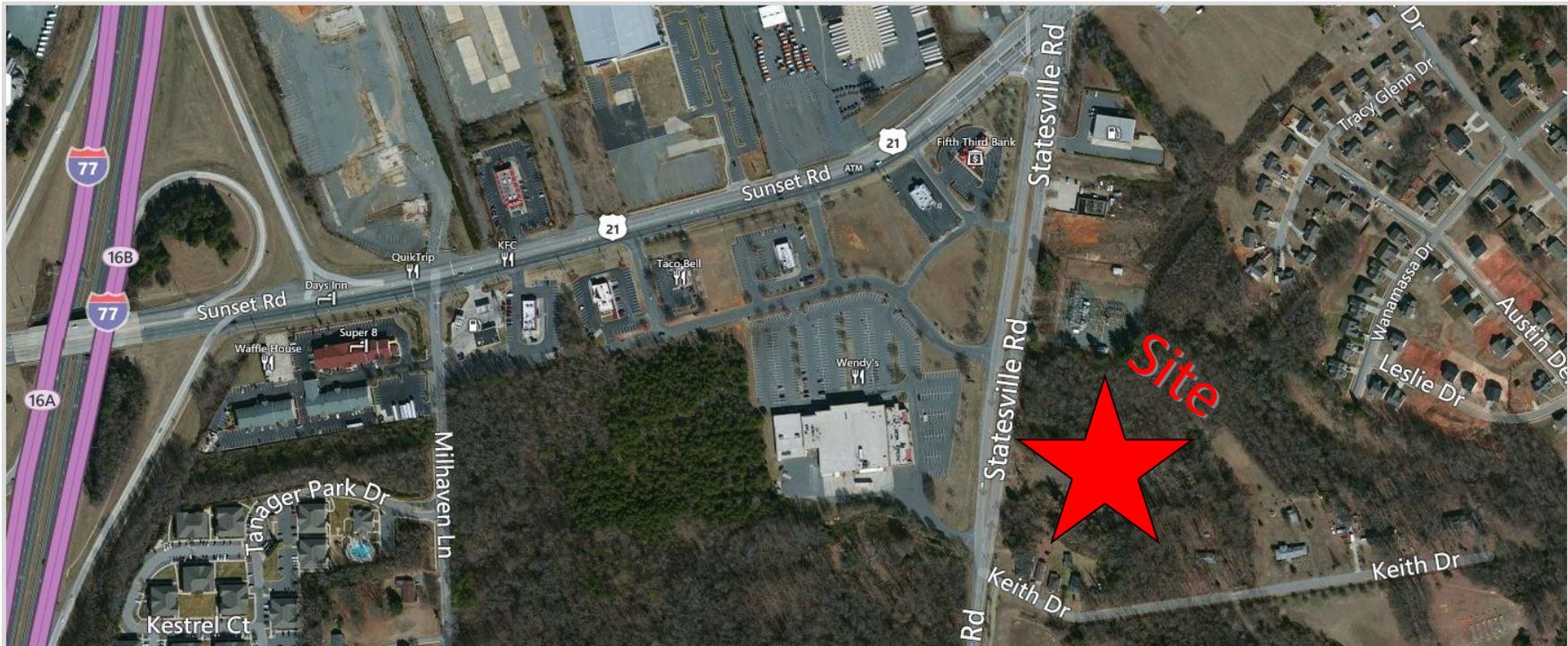
204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

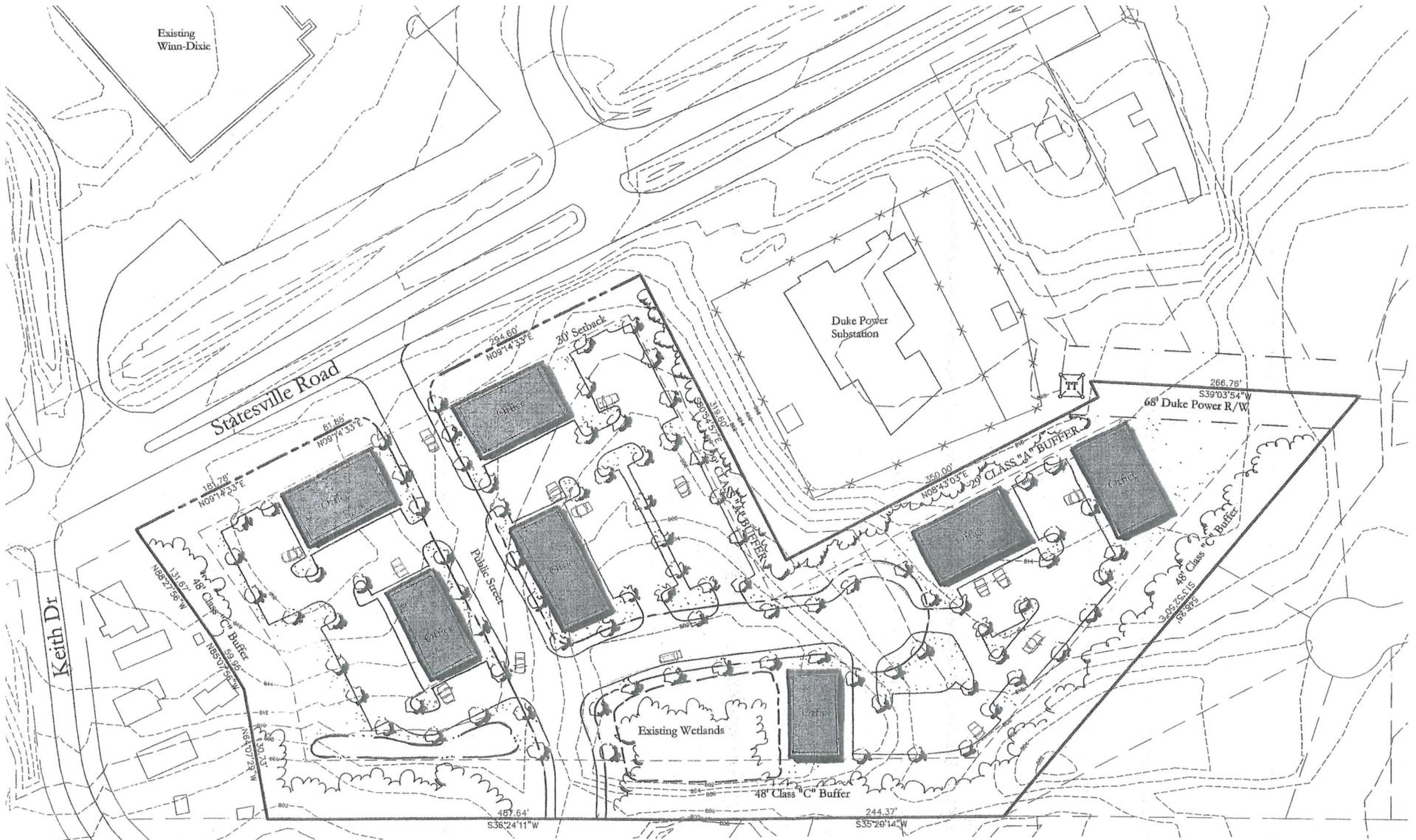
Property Overview:

- 8.5AC property located off of Statesville Avenue directly across from the Sunset Crossing Shopping Center anchored by Just-~~S~~ave Foods.
- Daily traffic counts of 31,000 cars per day along Sunset Road and 27,000 cars per day along Statesville Road.
- Nearby restaurants and retail include: Taco Bell, KFC, Waffle House, Wendy's, McDonalds, Captain D's, Denny's, Quick Trip, Ferguson Supply and Fifth Third Bank.
- Conveniently located off I-77 and only a few miles from I-485, Metrolina Expo, uptown Charlotte and Northlake Mall.
- Mecklenburg County Tax Parcels 045-43-137 & 045-43-122

Demographics:

Population	1 Mile	3 Miles	5 Miles
2015 (projected)	5,234	62,209	165,307
2010 (estimated)	4,337	51,676	144,127
Households			
2015 (projected)	1,747	26,126	66,124
2010 (estimated)	1,410	21,500	56,160
Household Income			
2015 (projected)	\$58,542	\$68,643	\$63,787
2010 (estimated)	\$49,300	\$61,583	\$55,201





Zoning Information:

O-1(CD) = Office district—max. floor area ratio: 0.60
(conditional zoning)

Development Data:

Parcel IDs: 045-43-137 & 045-43-122
Site Area: +/- 8.5 acres
Zoning: O-1 (CD)
Proposed Use: Office 49,900 sf

