



6620 WEST WT HARRIS BLVD

CHARLOTTE, NC 28269

±52,588 SF AVAILABLE FOR SALE

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DESCRIPTION

- Located along a heavily traveled four lane divided corridor, West W.T. Harris Blvd with 27,500 cars per day
- Easy access to three interstates I-77 (1.3 miles), I-485 (2.6 miles) and I-85 (5.5 miles)
- Located among a significant residential concentration with more than 52,000 people in a 3 mile radius as well as along a major retail corridor in north Charlotte, just 2.3 miles from Northlake Mall
- Excellent visibility and signage opportunities

BUILDING FEATURES

BUILDING SIZE	±52,588 SF
OFFICE	±3,418 SF
WAREHOUSE	±29,170 SF
SHOWROOM	±20,000 SF
PROPERTY SIZE	2.5 Acres
ZONING	I-2

TRAFFIC

W. WT HARRIS BLVD	27,500 VPD
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FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

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DEMOGRAPHICS



1 MILE RADIUS

	2,273 ESTIMATED POPULATION 2020
	30 AVERAGE AGE
	13,208 TOTAL EMPLOYEES
	\$133,101 MEDIAN HOME VALUE 2020
	\$67,903 AVG HOUSEHOLD INCOME

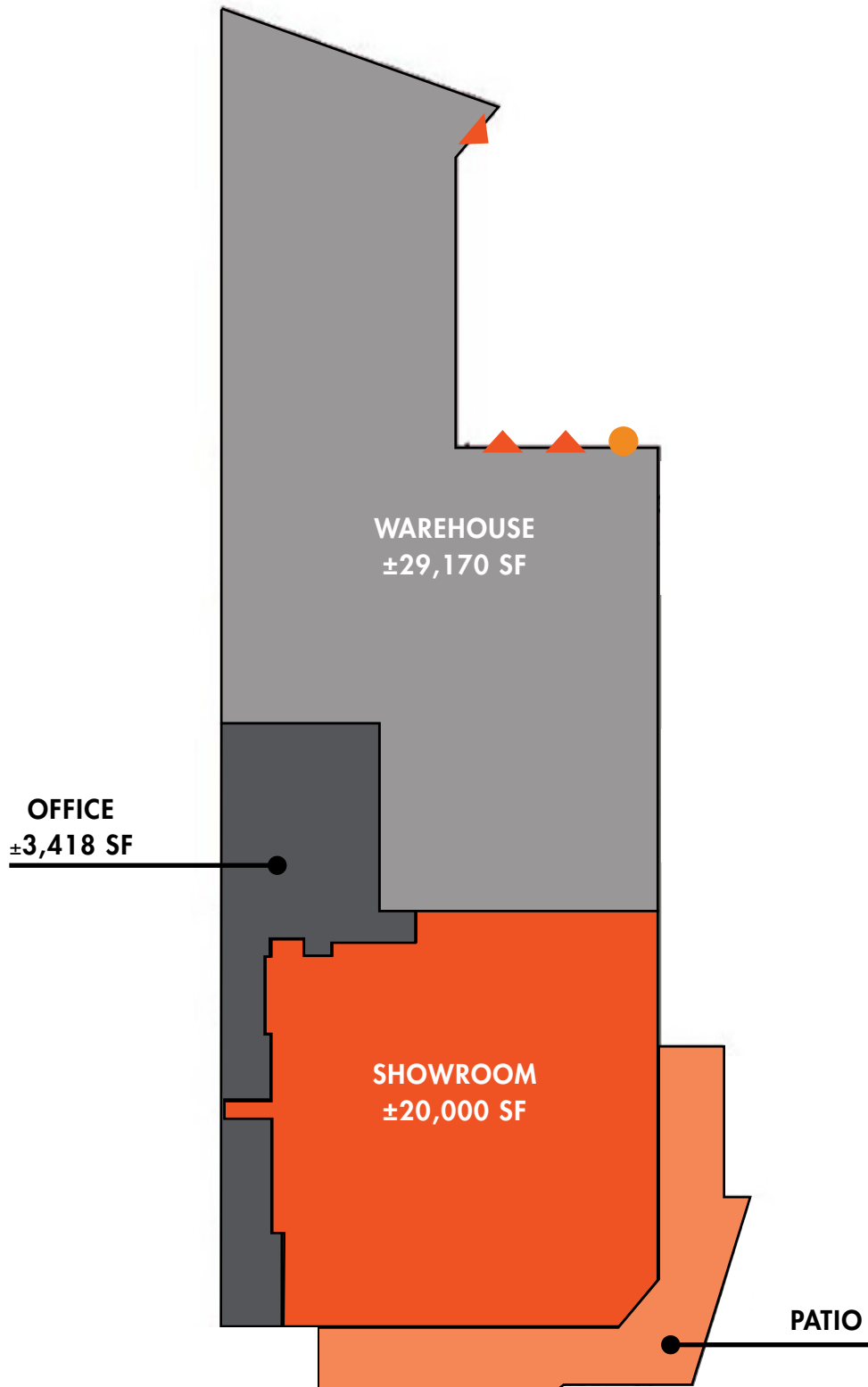
3 MILE RADIUS

	52,272 ESTIMATED POPULATION 2020
	32.9 AVERAGE AGE
	25,811 TOTAL EMPLOYEES
	\$153,768 MEDIAN HOME VALUE 2020
	\$81,920 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	142,500 ESTIMATED POPULATION 2020
	34.1 AVERAGE AGE
	60,248 TOTAL EMPLOYEES
	\$162,523 MEDIAN HOME VALUE 2020
	\$82,757 AVG HOUSEHOLD INCOME

SITE PLAN



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