

LAND FOR SALE

5500 N Graham Street, Charlotte, NC 28269



OFFERING SUMMARY

SALE PRICE:	\$3,420,000
LOT SIZE:	+/- 7.012 Acres
ZONING:	B-1, R-12MF

PROPERTY OVERVIEW

Redevelopment opportunity less than one mile from I-85 along the N. Graham Street corridor. Three of four parcels are zoned B-1 and one parcel is zoned R-12MF. A likely candidate for multifamily or general business use.

PROPERTY HIGHLIGHTS

- Located on the CATS bus line
- Easy access to Mallard Creek Road, University City Blvd. and WT Harris Blvd. via the Graham Street extension project
- Traffic count of 14,294 VPD

KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

MATTHEW HAGLER
Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

SCOTT STEVENS
Broker
O: 704.887.6600
C: 704.400.5040
scottstevens@kw.com

SCOTT GREENE
Broker
O: 704.577.7344
scottgreene@kw.com

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STATUS	ADDRESS	APN	SIZE	ZONING
Available	5500 N. Graham Street	04510201	4.8 Acres	B-1
Available	5418 N. Graham Street	04510204	0.44 Acres	B-1
Available	5408 N. Graham Street	04510205	1 Acres	B-1
Available		04510206	0.772 Acres	R-12MF

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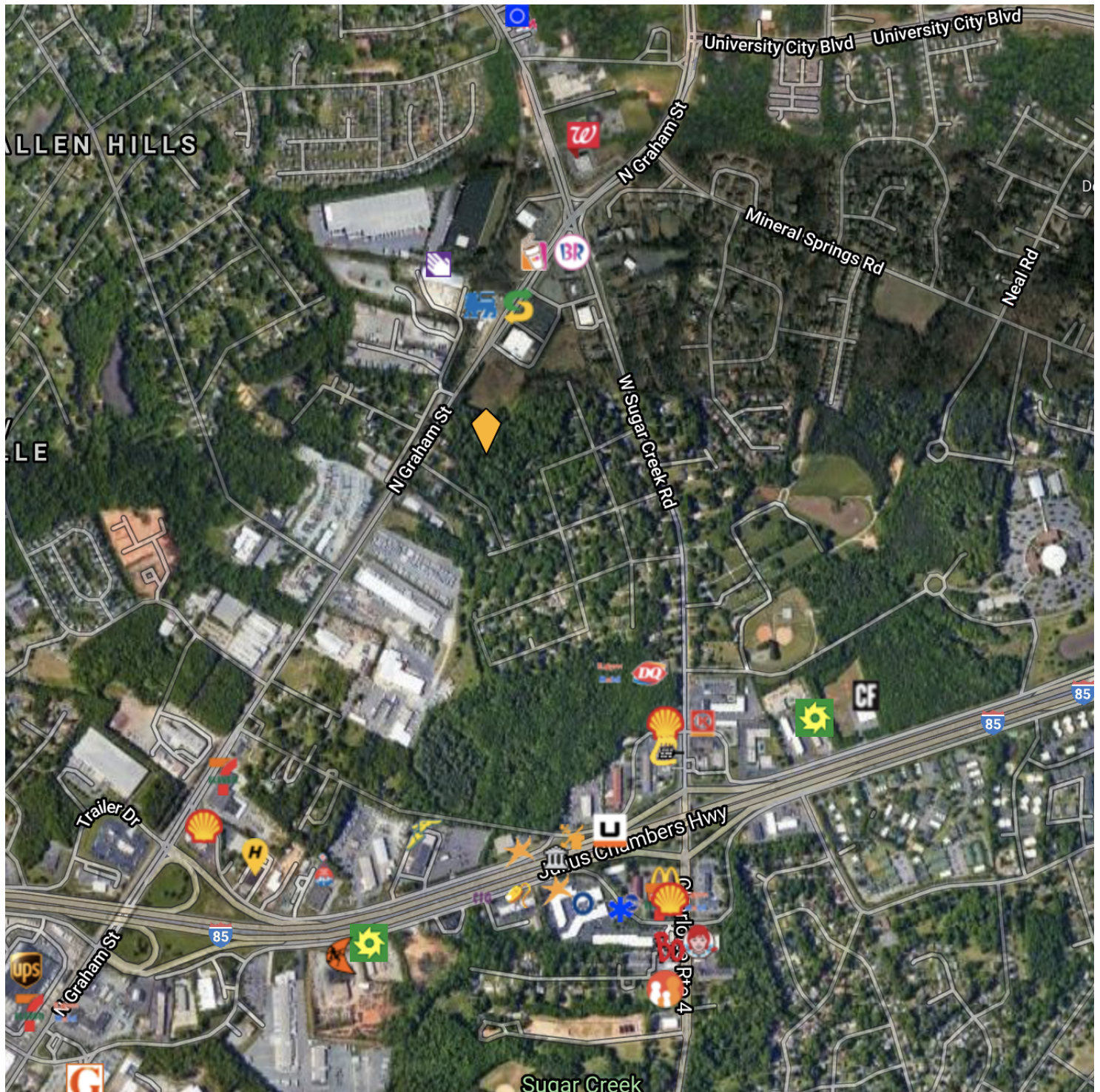
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Demographic Summary Report

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Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

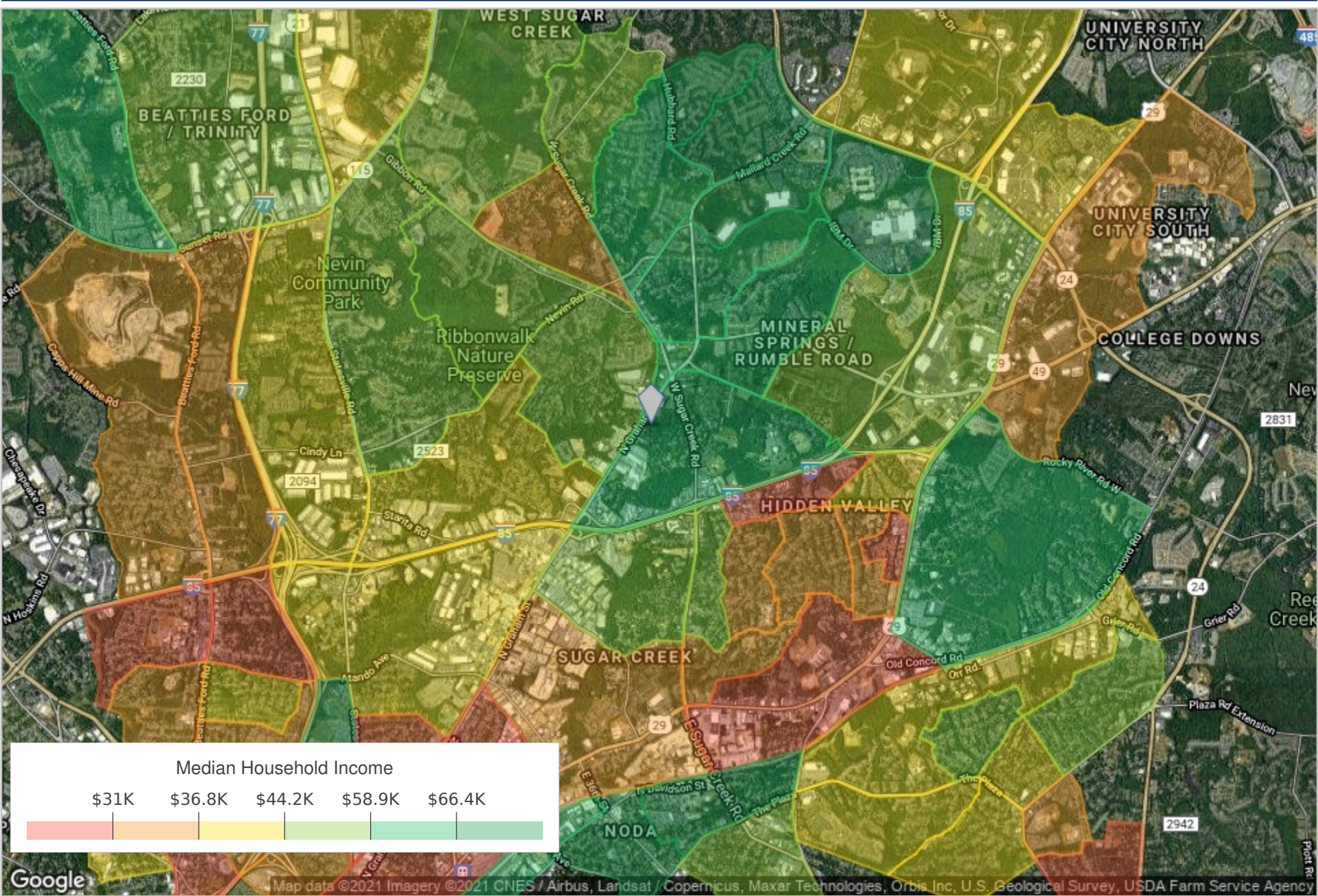


Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	8,699		79,999		266,351	
2021 Estimate	8,182		74,898		248,781	
2010 Census	6,917		60,981		198,304	
Growth 2021 - 2026	6.32%		6.81%		7.06%	
Growth 2010 - 2021	18.29%		22.82%		25.45%	
2021 Population by Hispanic Origin	1,528		15,023		38,133	
2021 Population	8,182		74,898		248,781	
White	2,173	26.56%	23,573	31.47%	90,394	36.33%
Black	5,378	65.73%	43,226	57.71%	132,127	53.11%
Am. Indian & Alaskan	74	0.90%	974	1.30%	2,438	0.98%
Asian	358	4.38%	5,189	6.93%	17,094	6.87%
Hawaiian & Pacific Island	3	0.04%	94	0.13%	271	0.11%
Other	196	2.40%	1,843	2.46%	6,458	2.60%
U.S. Armed Forces	2		21		139	
Households						
2026 Projection	3,084		29,929		104,260	
2021 Estimate	2,907		28,068		97,324	
2010 Census	2,508		23,154		77,238	
Growth 2021 - 2026	6.09%		6.63%		7.13%	
Growth 2010 - 2021	15.91%		21.22%		26.01%	
Owner Occupied	1,703	58.58%	13,432	47.86%	44,340	45.56%
Renter Occupied	1,204	41.42%	14,636	52.14%	52,984	54.44%
2021 Households by HH Income	2,907		28,068		97,324	
Income: <\$25,000	692	23.80%	6,075	21.64%	20,872	21.45%
Income: \$25,000 - \$50,000	915	31.48%	8,347	29.74%	25,611	26.32%
Income: \$50,000 - \$75,000	657	22.60%	6,345	22.61%	19,086	19.61%
Income: \$75,000 - \$100,000	381	13.11%	3,595	12.81%	11,690	12.01%
Income: \$100,000 - \$125,000	137	4.71%	1,556	5.54%	7,105	7.30%
Income: \$125,000 - \$150,000	29	1.00%	623	2.22%	3,593	3.69%
Income: \$150,000 - \$200,000	43	1.48%	811	2.89%	4,417	4.54%
Income: \$200,000+	53	1.82%	716	2.55%	4,950	5.09%
2021 Avg Household Income	\$55,570		\$61,501		\$72,322	
2021 Med Household Income	\$45,291		\$48,748		\$52,341	



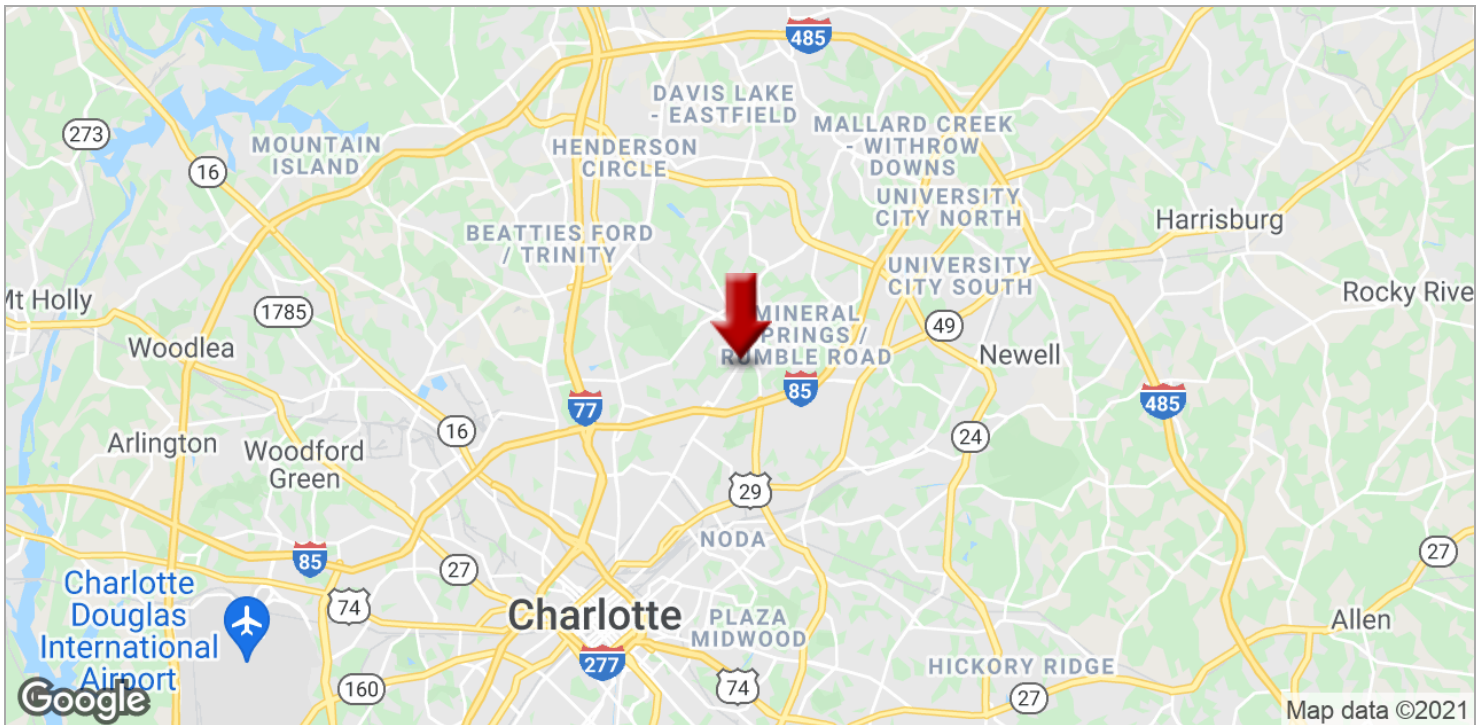
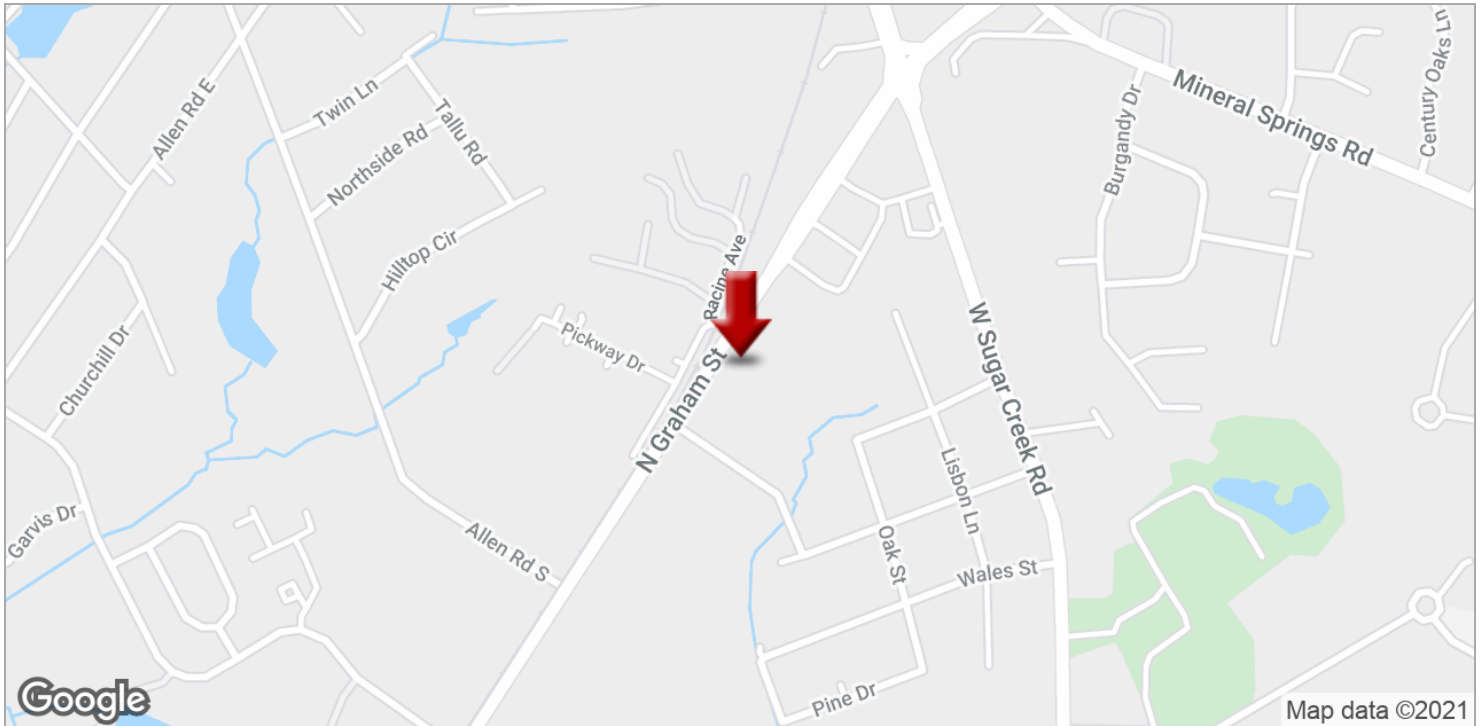
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Median Household Income



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