



AVAILABLE 304,920 SF
\$1,850,000
ZONED
OFFICE/STORAGE

FUTURE
TOMMY'S
CAR WASH

QuikTrip Surplus Land For Sale

W W.T. Harris Blvd & I-485 • Charlotte, NC 28216



2820 Selwyn Avenue
Suite 325
Charlotte, NC 28209

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WT HARRIS BLVD & I-485

Property Information

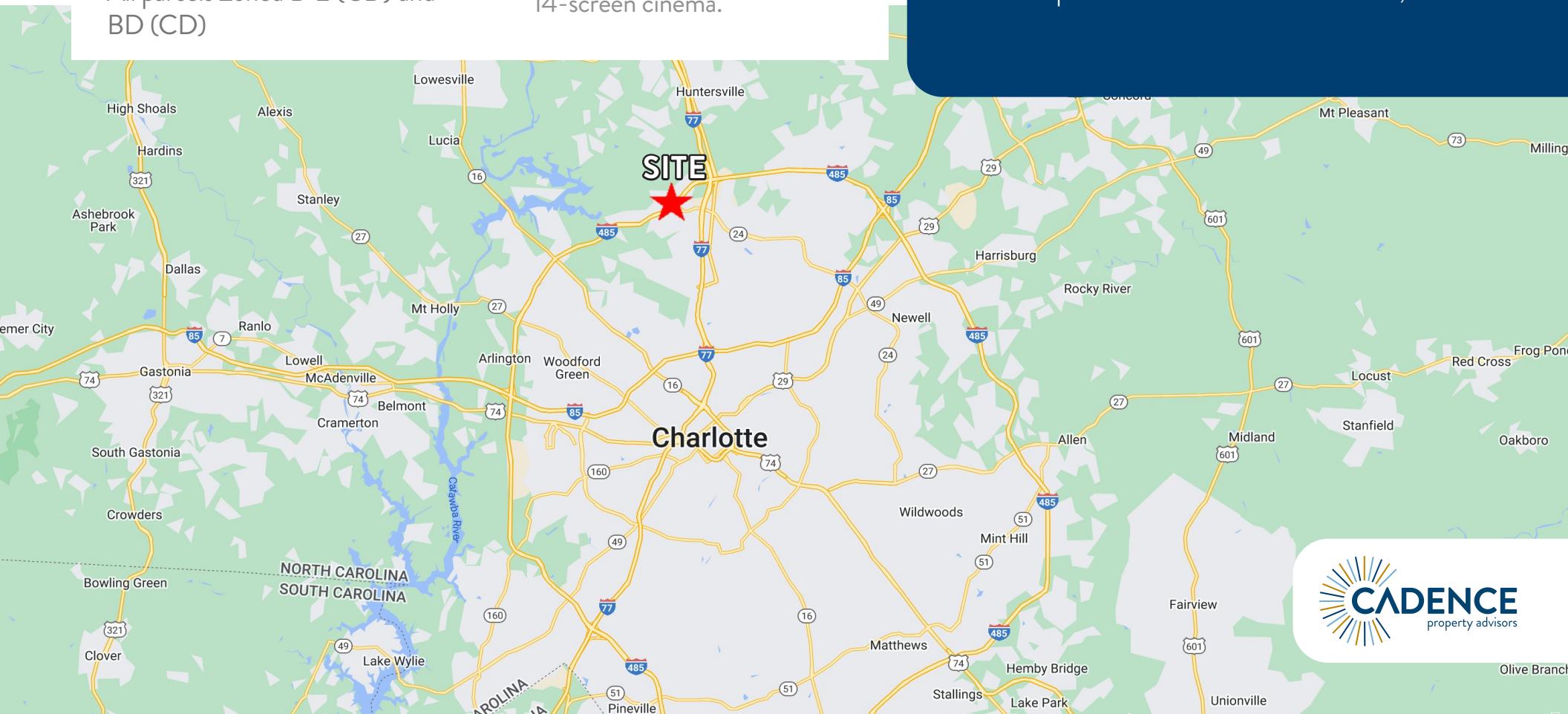
- Surplus land behind QuikTrip & Jiffy Lube For Sale:
±304,920 SF
- PRICE: \$1,850,000
- Site is entitled for up to 100,000ft.² of storage
- All parcels Zoned B-2 (CD) and BD (CD)
- Deed Restrictions: convenience store and motor fuel prohibited.
- Full access to I-485 with new traffic signal on WT Harris Blvd
- Close proximity to Northlake Mall a premier shopping destination featuring over 130 stores paired with family dining and AMC's 14-screen cinema.

DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	8,521	35,715	133,123
Projected Pop.	8,695	37,177	142,274
Avg. HH Income	\$107,101	\$104,862	\$114,963

TRAFFIC COUNTS

WT Harris Blvd 26,000 AADT
I-486 Loop 65,000 AADT





WT HARRIS BLVD & I-485

Aerial

