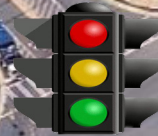




AVAILABLE 304,920 SF  
\$1,850,000  
ZONED  
OFFICE/STORAGE

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

Dave Hendrick  
704.975.1188  
[dave@cadenceprop.com](mailto:dave@cadenceprop.com)

This information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 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.<sup>2</sup> 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

