

Freedom Drive Commercial



3200 FREEDOM DRIVE, CHARLOTTE, NC 28208

Retail

FOR
Sale

SIZE
±8.9 AC

PRICE
Call for Pricing



Overview

75,000 SF former Lowe's Home Improvement store and assembled parcels totalling ±8.9 acres for sale

Multiple access points to Freedom Drive & Tuckaseegee Road

Less than three miles to downtown Charlotte CBD

Owners willing to sell subject to rezoning

Existing building has been demoed to shell condition and has a relatively new roof (2019 - 20 year warranty)

±8.9 Acres on Freedom Drive For Sale



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Property Overview

Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	7,957	78,164	198,779
Growth Rate	0.87%	1.57%	2.17%
Avg. HH Income	\$68,487	\$98,310	\$112,672

Traffic Count

Source: NCDOT

	AADT
Freedom Dr	41,000 (2023)
Tuckaseegee Rd	6,200 (2023)



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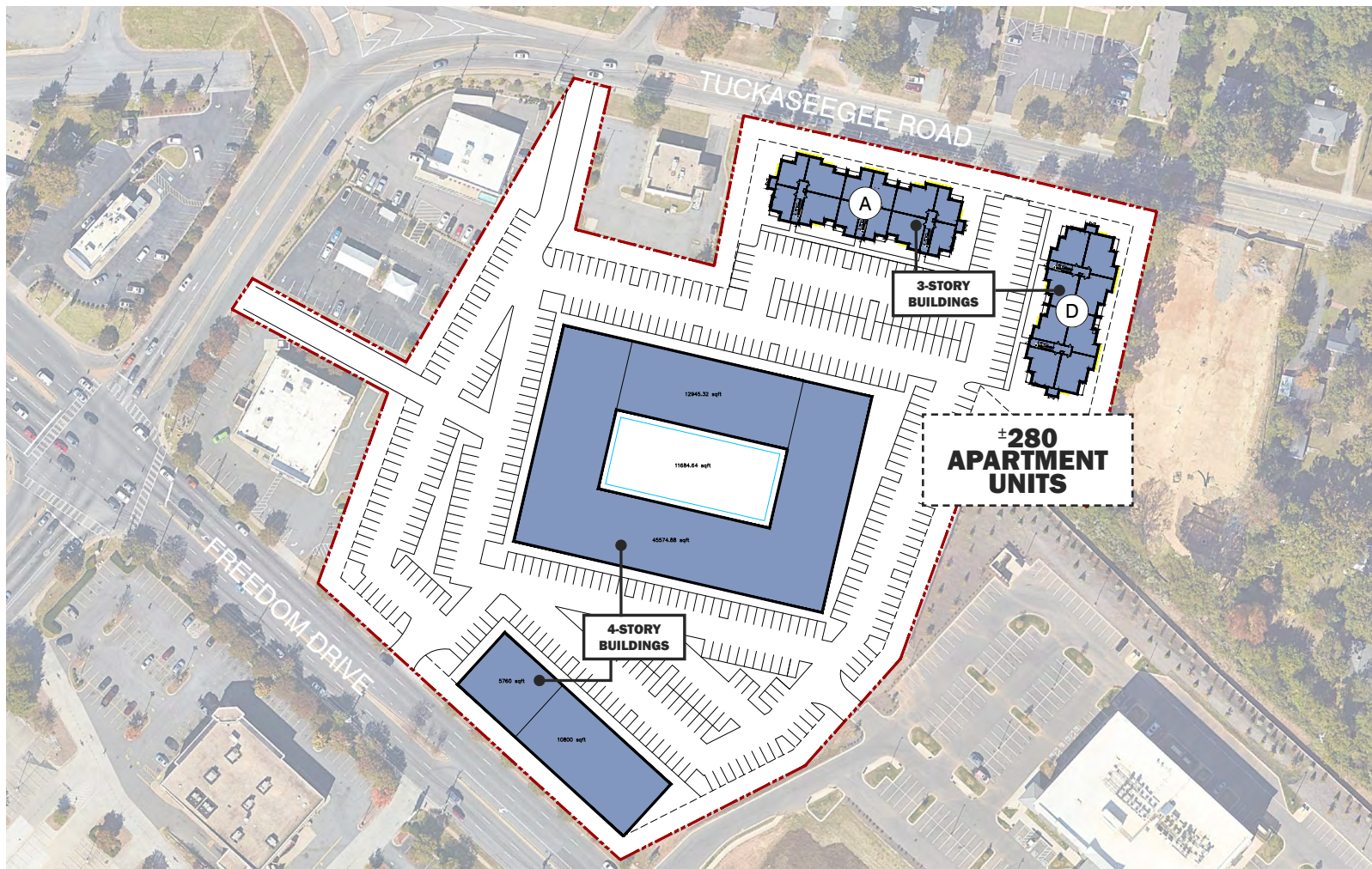
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Conceptual Site Plan #1



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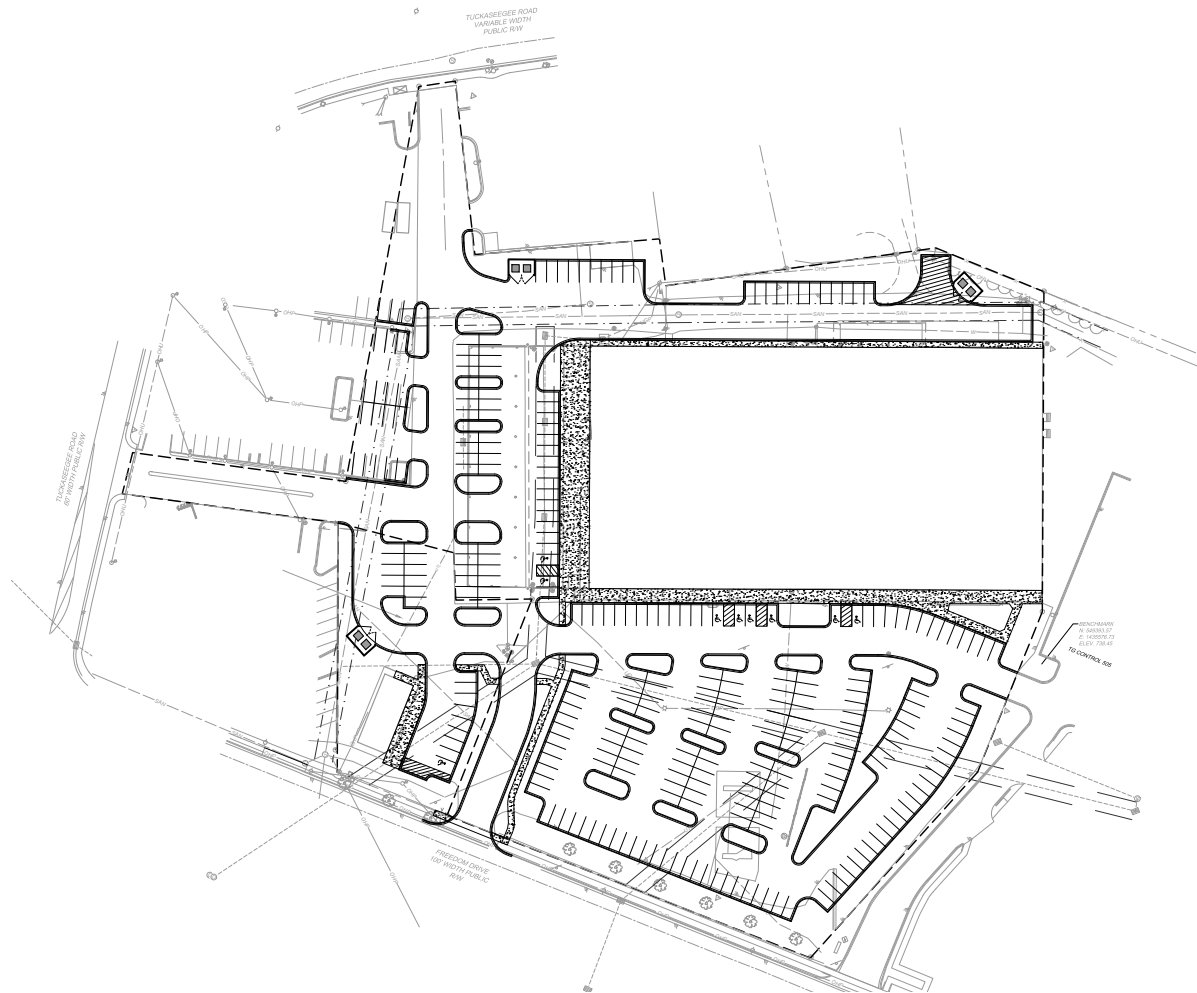
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Conceptual Site Plan #2



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Site Aerial



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Market Aerial



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Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

contact

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