

Harrisburg Road Land

8135 HARRISBURG ROAD, CHARLOTTE, NC 28215



Land	FOR	SIZE	PRICE
	Sale	2.923 AC	\$750,000



Overview

Great commercial development opportunity surrounded by residential

Adjacent to Harrisburg Road Sportsplex and Harrisburg Road Regional Park

Close proximity to Albemarle Road with quick access to I-485

23,833 household units within 3 mile radius (Esri 2023)

Parcel ID 10821105

Zoned NS (CD) 2003-33: Call for more details

±3 Acre Development Opportunity For Sale in East Charlotte



Justin Holofchak
Senior Director of Land
(704) 248 2107
jholofchak@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

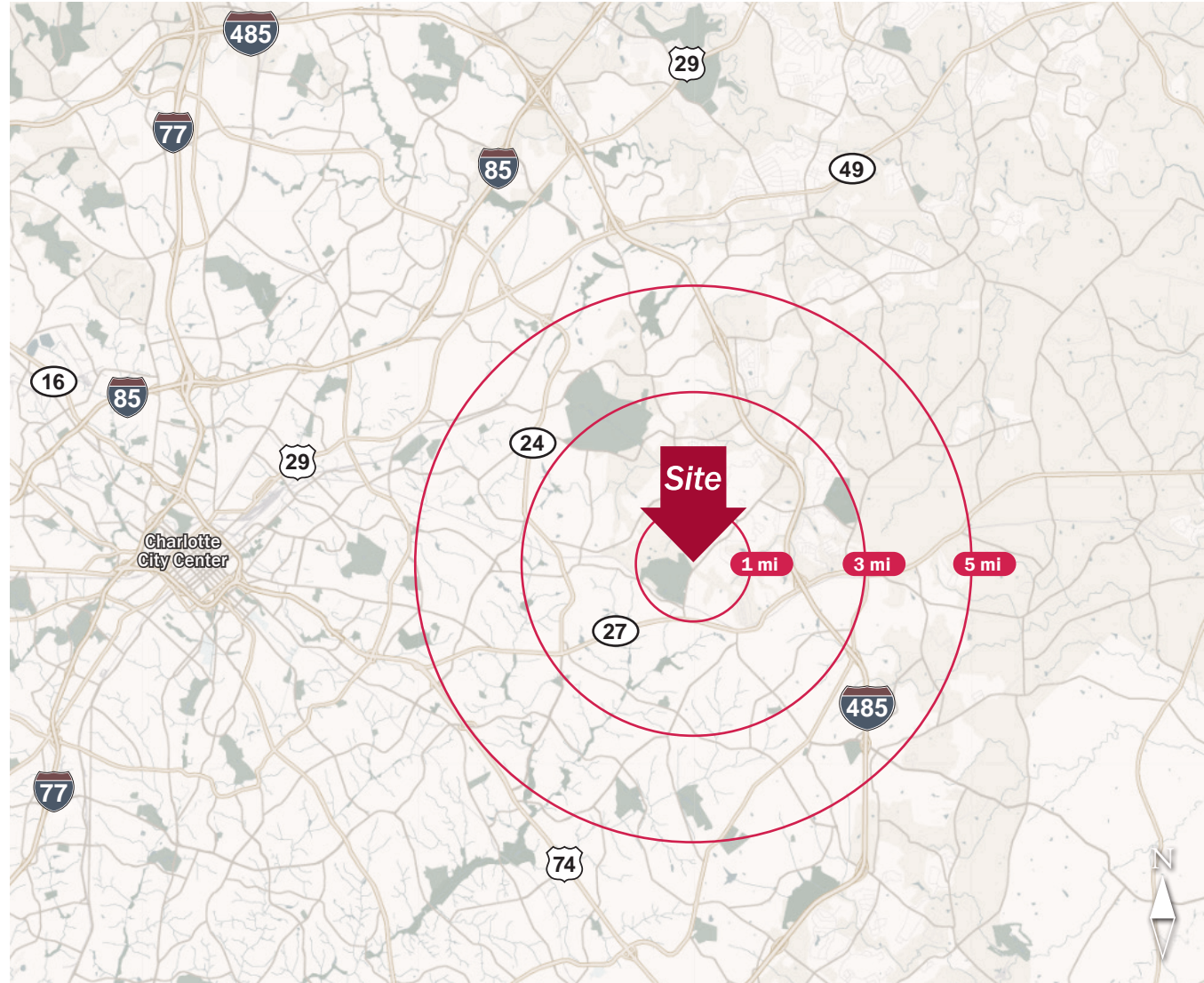
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	7,493	66,937	172,805
Growth Rate	5.68%	2.70%	1.37%
Avg. HH Income	\$86,444	\$83,989	\$86,232

Traffic Count

Source: NCDOT

	AADT
Albemarle Road	25,700 (2023)
Harrisburg Road	16,000 (2023)



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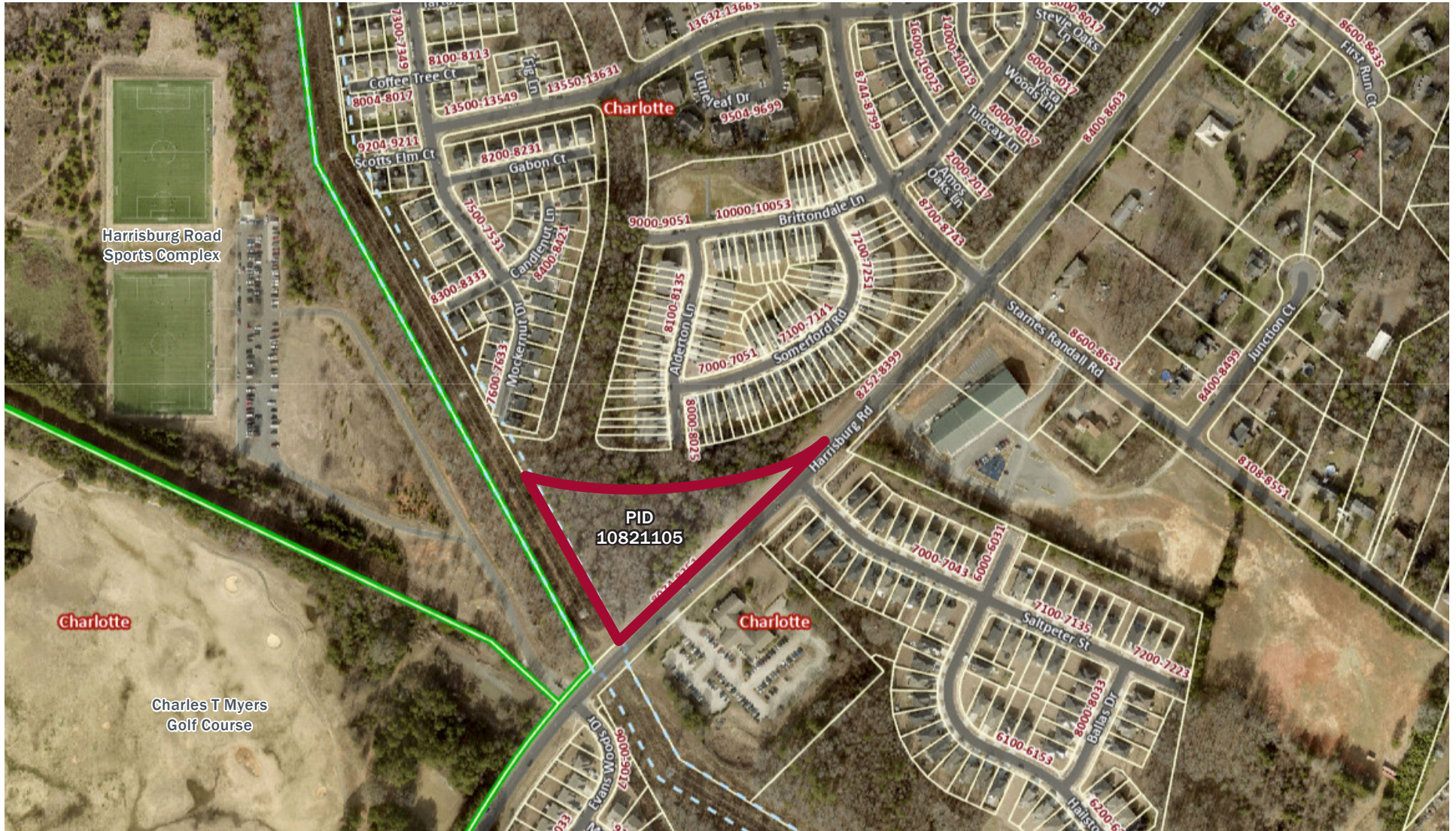
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Site Aerial



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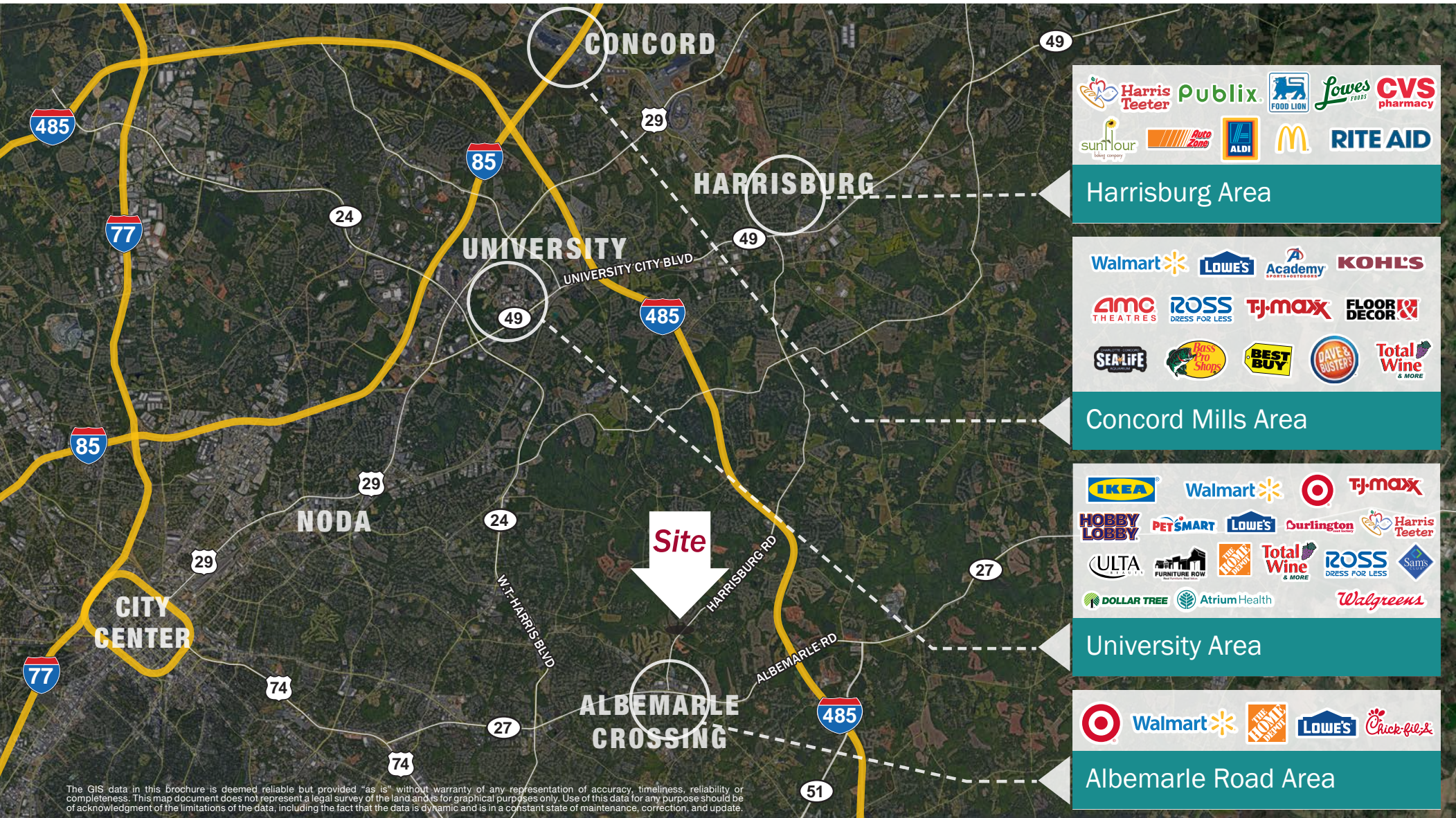
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Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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