

Idlewild Commercial Land



IDLEWILD RD & MARGARET WALLACE RD, CHARLOTTE, NC 28105

Land

FOR

Sale or Lease

SIZE

Approx. 0.824 Acres

PRICE

Call for pricing



Overview

Prime Harris Teeter anchored outparcel available at the corner of Idlewild Road and Margaret Wallace Road adjacent to future Harris Teeter Fuel site

Hard Corner available with two full access points in and out of the shopping center

Delivered "pad ready" with all utilities in the right of way

Conveniently located less than 3 miles from Downtown Mint Hill, 2 miles from Independence Blvd, and less than 5 miles to I-485

Zoned B-2

Parcel ID 19304371

Commercial Land For Sale/Lease at Idlewild Park



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Idlewild Commercial Land

IDLEWILD RD & MARGARET WALLACE RD, CHARLOTTE, NC 28105

Property Overview

Demographics

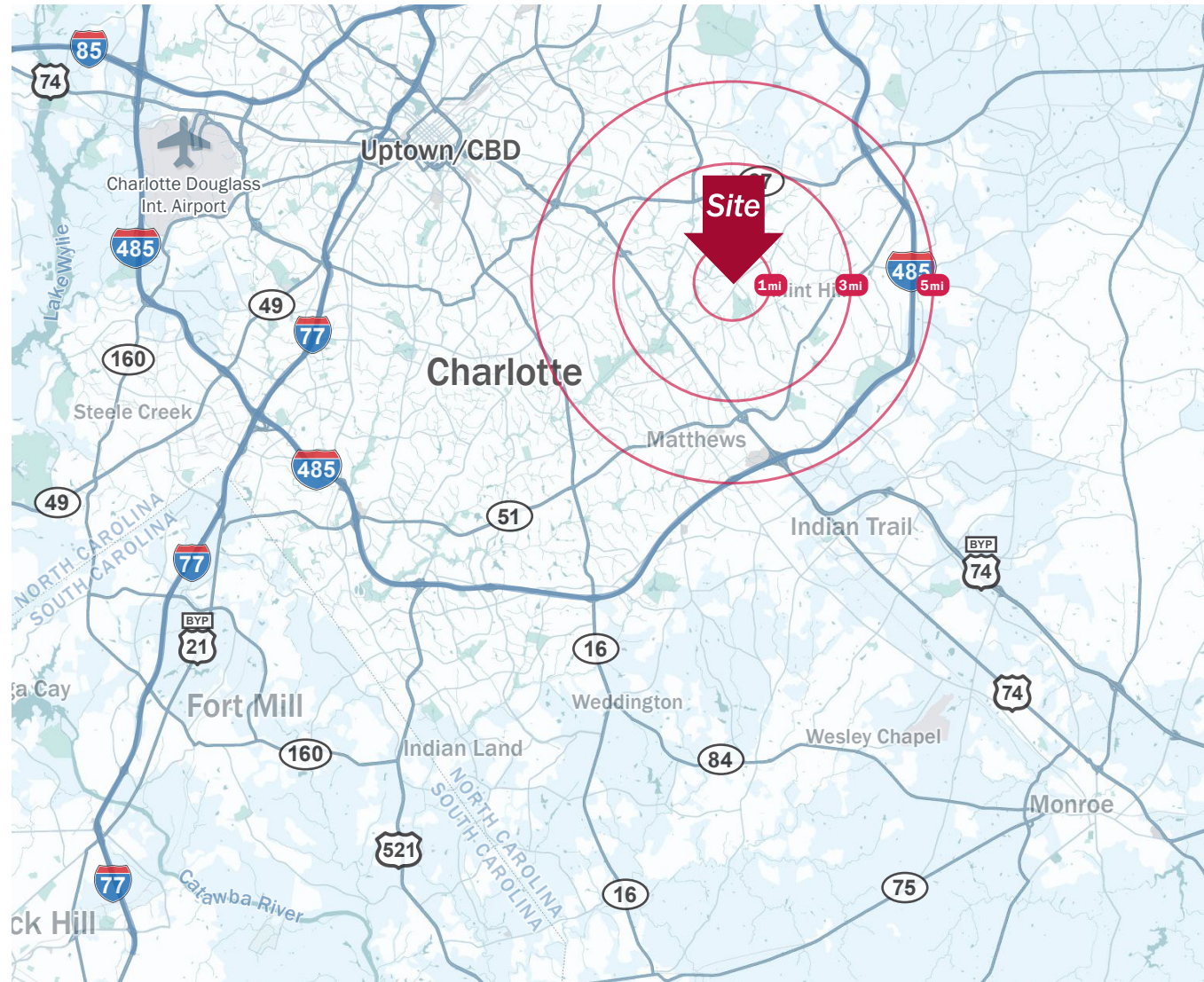
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	10,068	83,823	193,105
Growth Rate	0.75%	0.09%	0.68%
Avg. HH Income	\$93,385	\$87,169	\$100,529

Traffic Count

Source: NCDOT

	AADT
Idlewild Road	14,000 (2022)
Margaret Wallace Rd	14,500 (2022)



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Idlewild Commercial Land

IDLEWILD RD & MARGARET WALLACE RD, CHARLOTTE, NC 28105

Conceptual Site Plan



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Idlewild Commercial Land

IDLEWILD RD & MARGARET WALLACE RD, CHARLOTTE, NC 28105

Aerial View



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Idlewild Commercial Land

IDLEWILD RD & MARGARET WALLACE RD, CHARLOTTE, NC 28105

Market Aerial



Joey Morganthall
Director of Retail
(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker
(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com