

# Carowinds Boulevard Land

CAROWINDS BLVD & S TRYON ST, CHARLOTTE, NC 28273



Land

FOR  
Sale

SIZE  
±2.76 AC

PRICE  
Call for Pricing



## Overview

PID: 20320312 & 20320311

±2.76 acres zoned *Neighborhood Services (NS)*

Rough graded with utilities adjacent to the site

Close proximity to the S Tryon Street and Carowinds Blvd (fully signalized)

Uses allowed by right and under prescribed conditions in the *B-1 district*

2.8 miles from Carowinds, seasonal, family-friendly amusement park

1.9 miles from Rivergate Shopping Center anchored by Target, The Home Depot, Kohls, Publix, Harris Teeter, & Best Buy

±2.76 Acres for Sale



Chad Pyke  
Broker  
(704) 561 5238  
cpyke@mpvre.com

Justin P. Holofchak  
Managing Partner  
(704) 577 4343  
jholofchak@mpvre.com

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mpvre.com



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## Site Aerial



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## Market Aerial



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## Property Overview

### Demographics

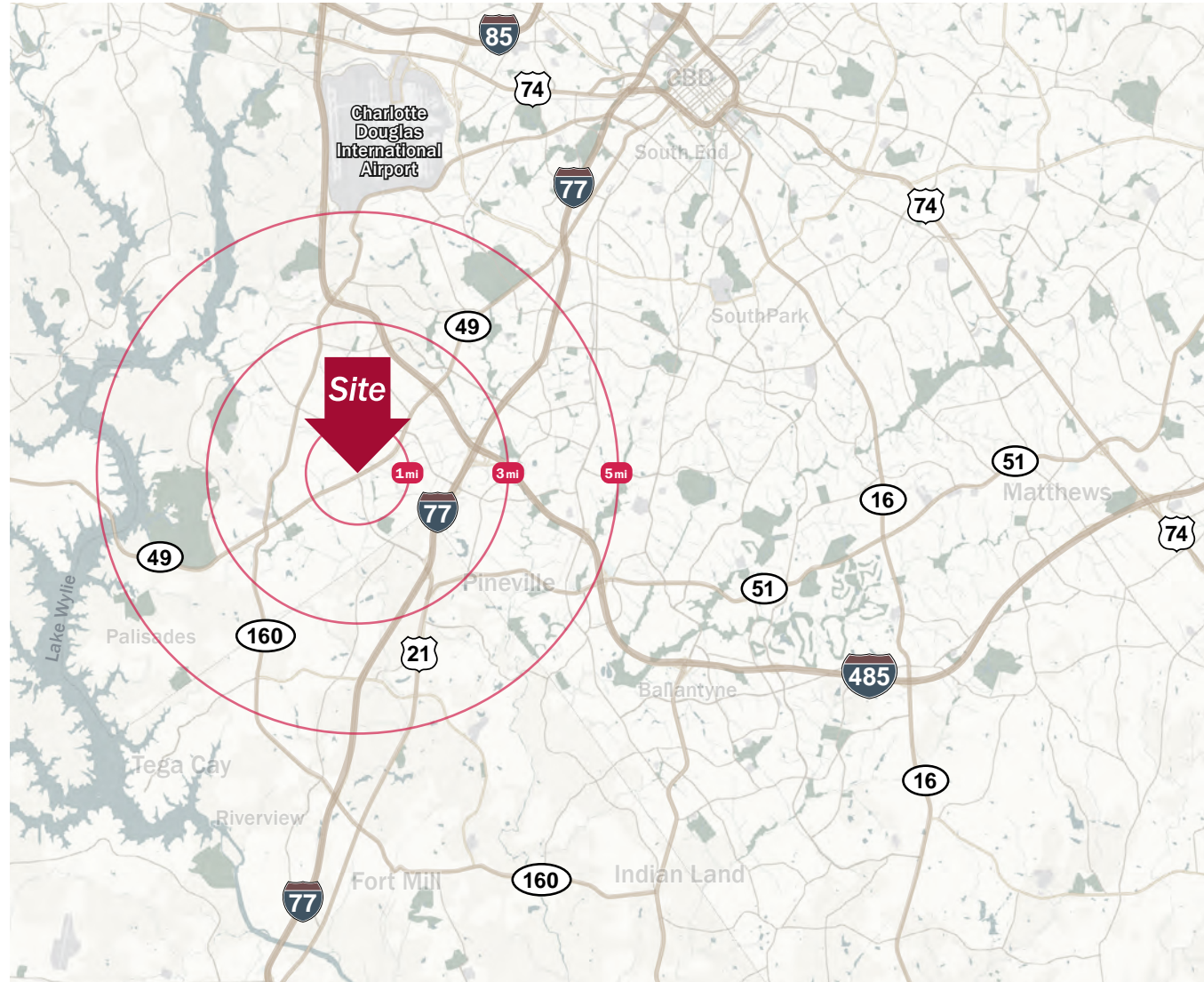
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	6,525	55,026	152,903
Growth Rate	0.67%	2.73%	2.88%
Avg. HH Income	\$101,087	\$112,385	\$118,426

### Traffic Count

Source: NCDOT

	AADT
S Tryon St	40,500 (2023)
Carowinds Blvd	13,000 (2023)



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## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,561	36,725	96,947
2020 Population	6,342	49,075	135,539
2024 Population	6,525	55,026	152,903
2029 Population	6,586	57,450	159,930
2010-2020 Annual Rate	1.32%	2.94%	3.41%
2020-2024 Annual Rate	0.67%	2.73%	2.88%
2024-2029 Annual Rate	0.19%	0.87%	0.90%
2020 Male Population	46.3%	47.4%	48.2%
2020 Female Population	53.7%	52.6%	51.8%
2020 Median Age	37.1	34.9	34.8
2024 Male Population	47.3%	48.4%	49.0%
2024 Female Population	52.7%	51.6%	51.0%
2024 Median Age	37.8	35.6	35.8

In the identified area, the current year population is 152,903. In 2020, the Census count in the area was 135,539. The rate of change since 2020 was 2.88% annually. The five-year projection for the population in the area is 159,930 representing a change of 0.90% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 35.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	34.5%	34.5%	39.6%
2024 Black Alone	34.5%	33.5%	26.9%
2024 American Indian/Alaska Native Alone	0.7%	0.7%	1.0%
2024 Asian Alone	7.3%	8.2%	8.6%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	11.6%	11.8%	13.3%
2024 Two or More Races	11.1%	11.2%	10.5%
2024 Hispanic Origin (Any Race)	20.7%	21.8%	23.4%

Persons of Hispanic origin represent 23.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	69	80	92
2010 Households	2,467	14,112	37,166
2020 Households	2,747	19,653	53,188
2024 Households	2,842	21,967	60,248
2029 Households	2,899	23,117	63,475
2010-2020 Annual Rate	1.08%	3.37%	3.65%
2020-2024 Annual Rate	0.80%	2.65%	2.98%
2024-2029 Annual Rate	0.40%	1.03%	1.05%
2024 Average Household Size	2.29	2.50	2.53

The household count in this area has changed from 53,188 in 2020 to 60,248 in the current year, a change of 2.98% annually. The five-year projection of households is 63,475, a change of 1.05% annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2020. The number of families in the current year is 38,711 in the specified area.



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## Demographics

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	27.7%	25.9%	27.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$79,915	\$87,235	\$90,264
2029 Median Household Income	\$89,842	\$101,702	\$105,279
2024-2029 Annual Rate	2.37%	3.12%	3.13%
<b>Average Household Income</b>			
2024 Average Household Income	\$101,087	\$112,385	\$118,426
2029 Average Household Income	\$117,309	\$131,031	\$138,045
2024-2029 Annual Rate	3.02%	3.12%	3.11%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$43,460	\$45,232	\$46,593
2029 Per Capita Income	\$50,960	\$53,150	\$54,694
2024-2029 Annual Rate	3.24%	3.28%	3.26%
<b>GINI Index</b>			
2024 Gini Index	33.9	33.9	35.9
<b>Households by Income</b>			
Current median household income is \$90,264 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$105,279 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$118,426 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$138,045 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$46,593 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,694 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	90	96	91
2010 Total Housing Units	2,652	15,267	40,815
2010 Owner Occupied Housing Units	1,463	9,272	22,580
2010 Renter Occupied Housing Units	1,003	4,841	14,586
2010 Vacant Housing Units	185	1,155	3,649
2020 Total Housing Units	2,891	20,570	56,382
2020 Owner Occupied Housing Units	1,589	10,678	29,303
2020 Renter Occupied Housing Units	1,158	8,975	23,885
2020 Vacant Housing Units	150	941	3,187
2024 Total Housing Units	2,961	22,840	63,405
2024 Owner Occupied Housing Units	1,695	12,036	33,901
2024 Renter Occupied Housing Units	1,147	9,931	26,347
2024 Vacant Housing Units	119	873	3,157
2029 Total Housing Units	3,011	23,993	66,773
2029 Owner Occupied Housing Units	1,799	12,852	36,393
2029 Renter Occupied Housing Units	1,100	10,265	27,082
2029 Vacant Housing Units	112	876	3,298
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	49.3	54.5	51.2



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Medical | Industrial | Retail | Land | Investment | Office

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