

2610 W. Sugar Creek Road

CHARLOTTE, NC 28262



Investment

FOR
| Sale

SIZE
| ±1.2 AC

PRICE
| \$1,325,000



Overview

Wells Fargo bank branch located off W. Sugar Creek Road

Annual Lease Rate of \$62,805 is significantly below market (±\$20.50/SF assuming 3,065 SF)

Lease Structure: Absolute NNN – No landlord responsibilities.

Lease Term: Expires 8/31/2030

Two, 5-year renewal options remaining. Rent increases 110% at the start of each renewal.

Located .25 mi from future Derita stop on Red Line Commuter Rail that will connect Uptown to Huntersville, Davidson and Mooresville.

Wells Fargo Bank Branch For Sale in Northeast Charlotte



Bailey Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

Bailey Patrick Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

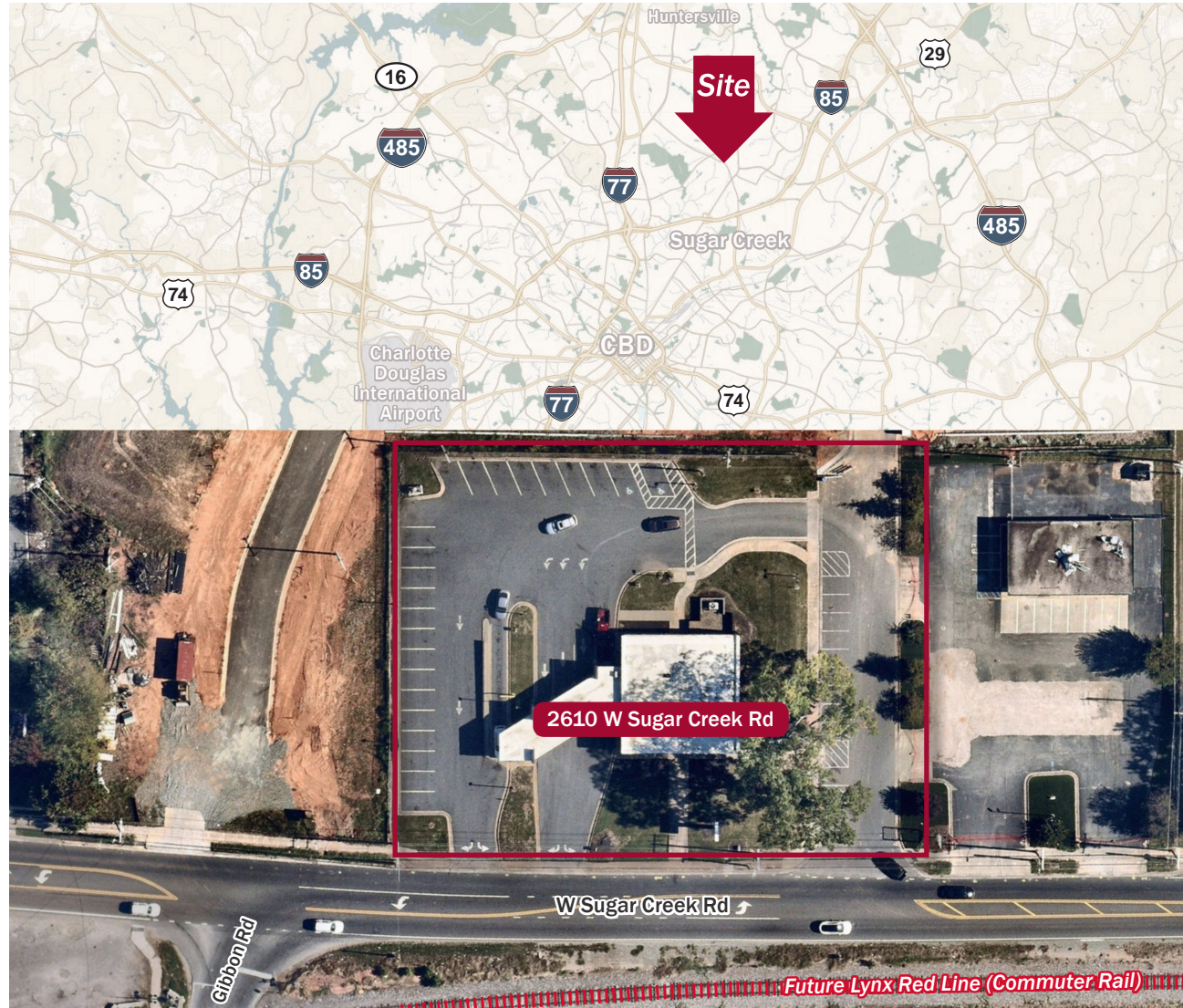
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	10,012	82,983	234,847
Avg. HH Income	\$86,149	\$83,687	\$93,146

Traffic Count

Source: NCDOT

	AADT
W. Sugar Creek Rd	24,000 (2025)
Gibbon Rd	7,300 (2025)



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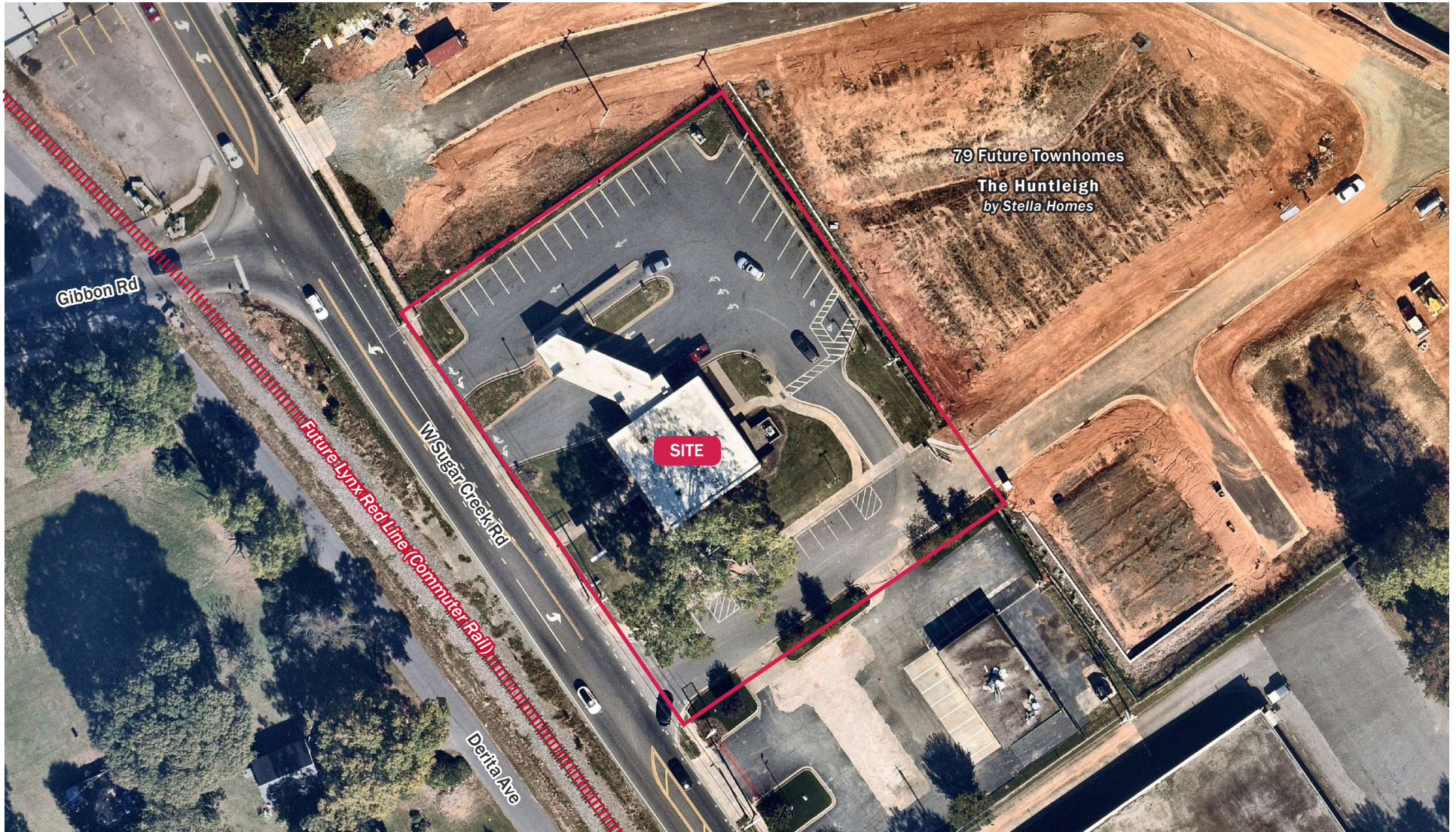
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Site Aerial



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Site located 0.25 mi from **future Derita Station** on **future Lynx Red Line (Commuter Rail)** connecting Uptown to popular suburbs north of city center.



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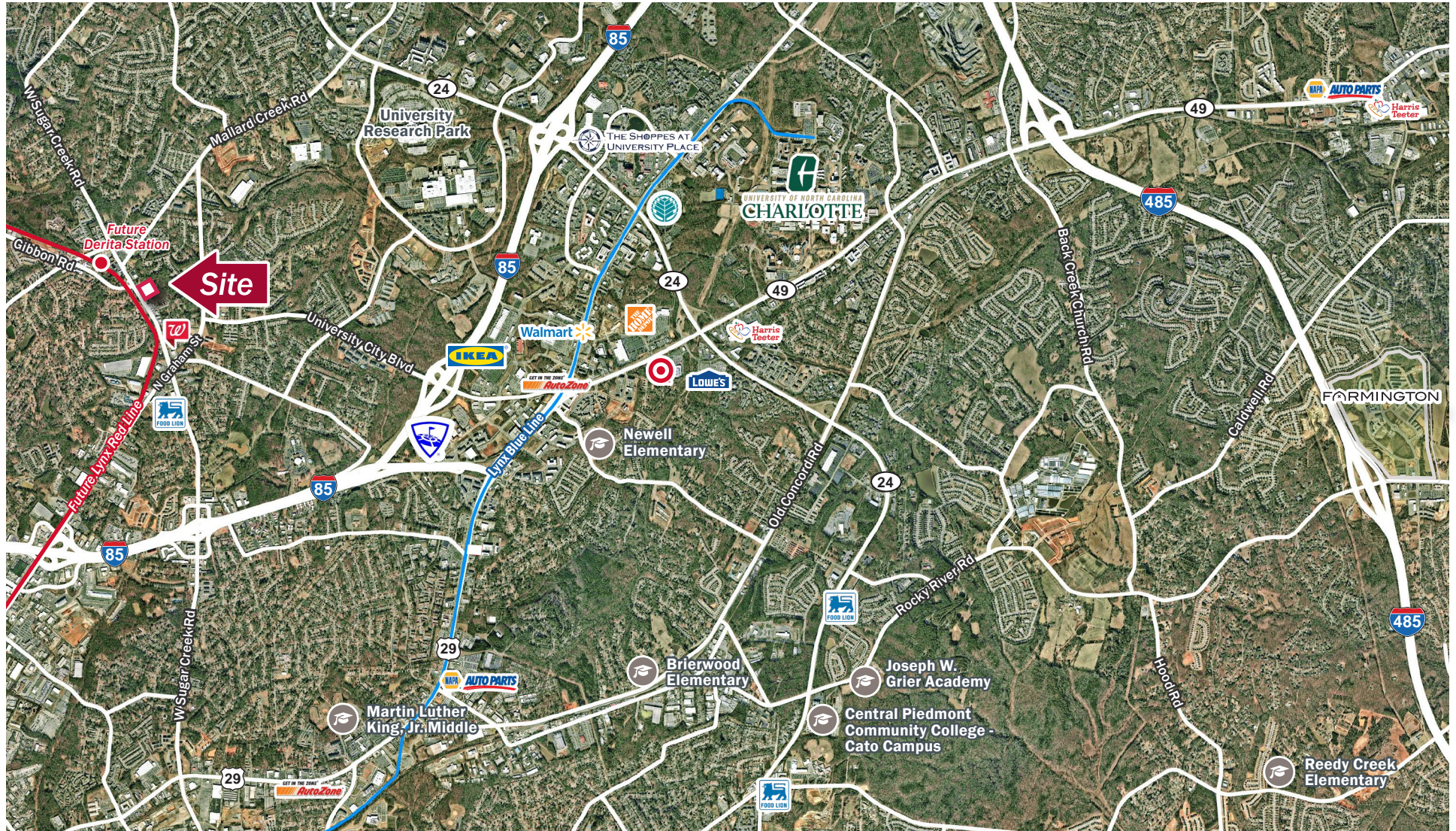
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Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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