

# LoSo Commercial Site

400 & 414 BOWMAN RD, CHARLOTTE, NC 28217



**Retail**

**FOR**  
| Sale

**SIZE**  
| ±0.633 AC

**PRICE**  
| \$1,900,000



## Overview

Great infill development opportunity within LoSo

Ideal for residential buy-hold investment or retail neighborhood services development

Walking distance from many newly completed residential communities (±1,653 new units)

Walking distance to Scaleybark Light Rail Station

City of Charlotte Zoning: Commercial General (CG)

Two buildings on property to be sold as-is where-is

Do not access property without coordinating with broker

±0.633 Acres for Sale  
fronting South Tryon St



Mike Chatham  
Broker  
(704) 367 5010  
mchatham@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Site Aerial



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## Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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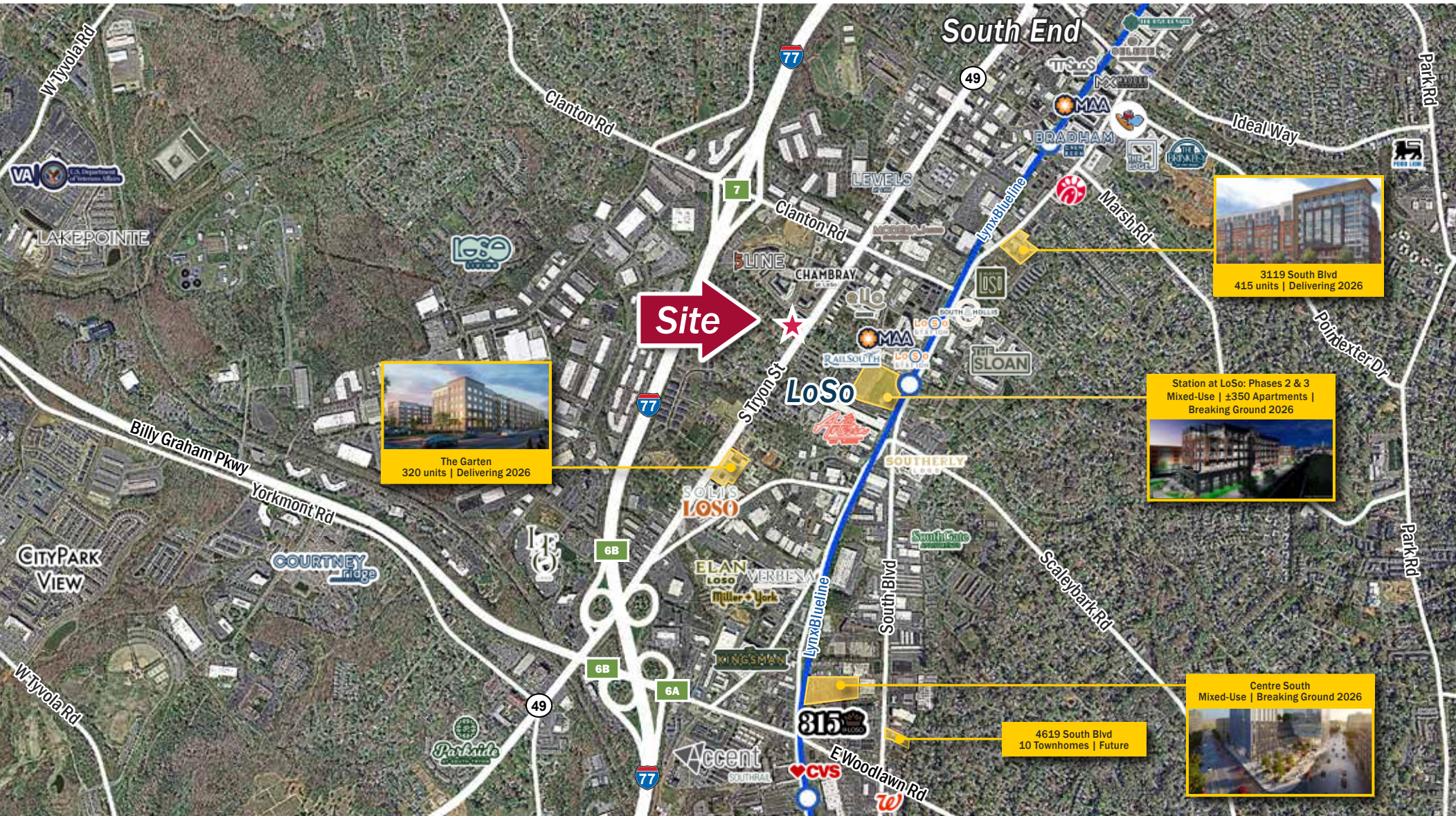
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## Residential Activity



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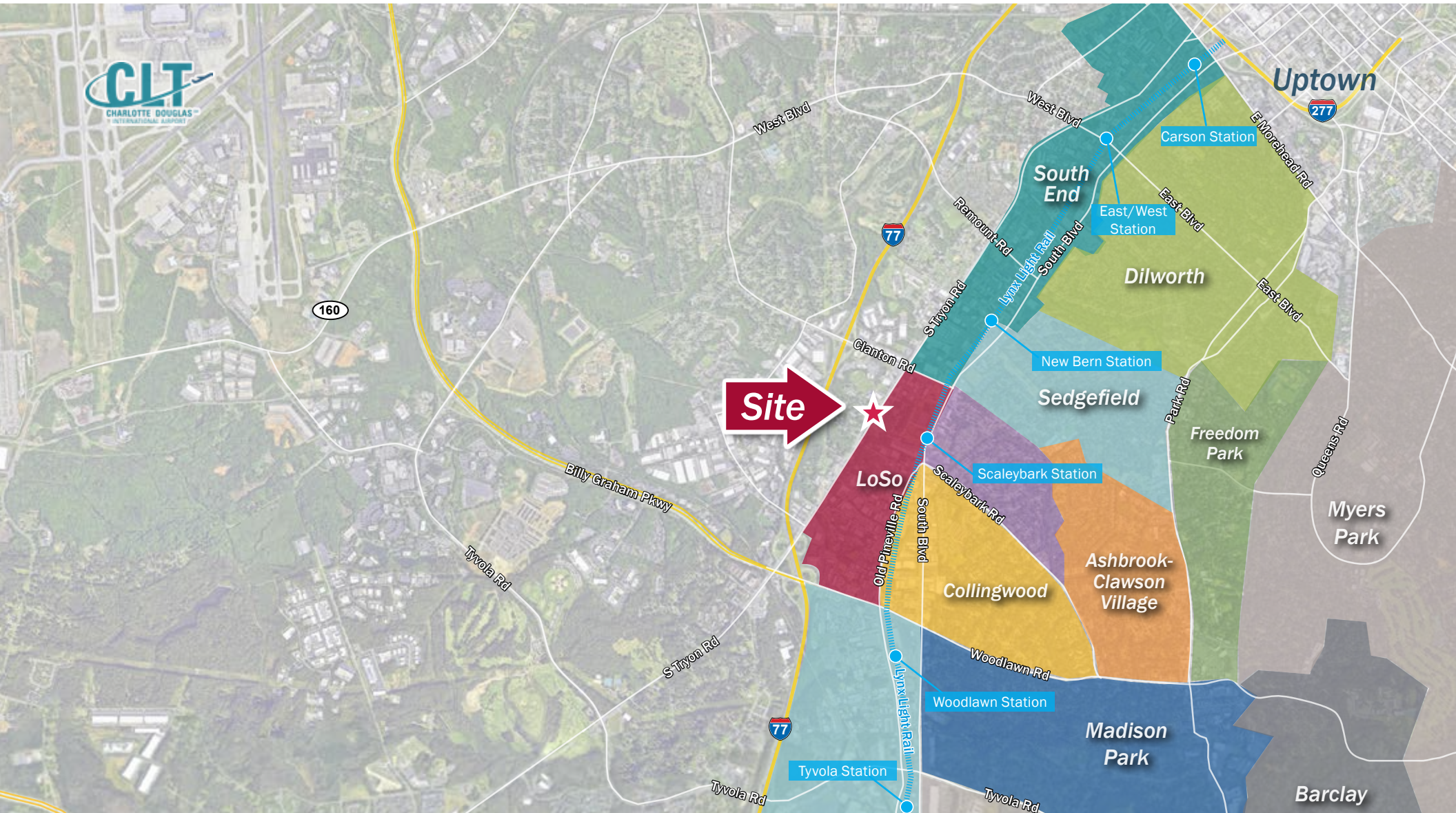
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## Residential Neighborhoods



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## Property Overview

### Demographics

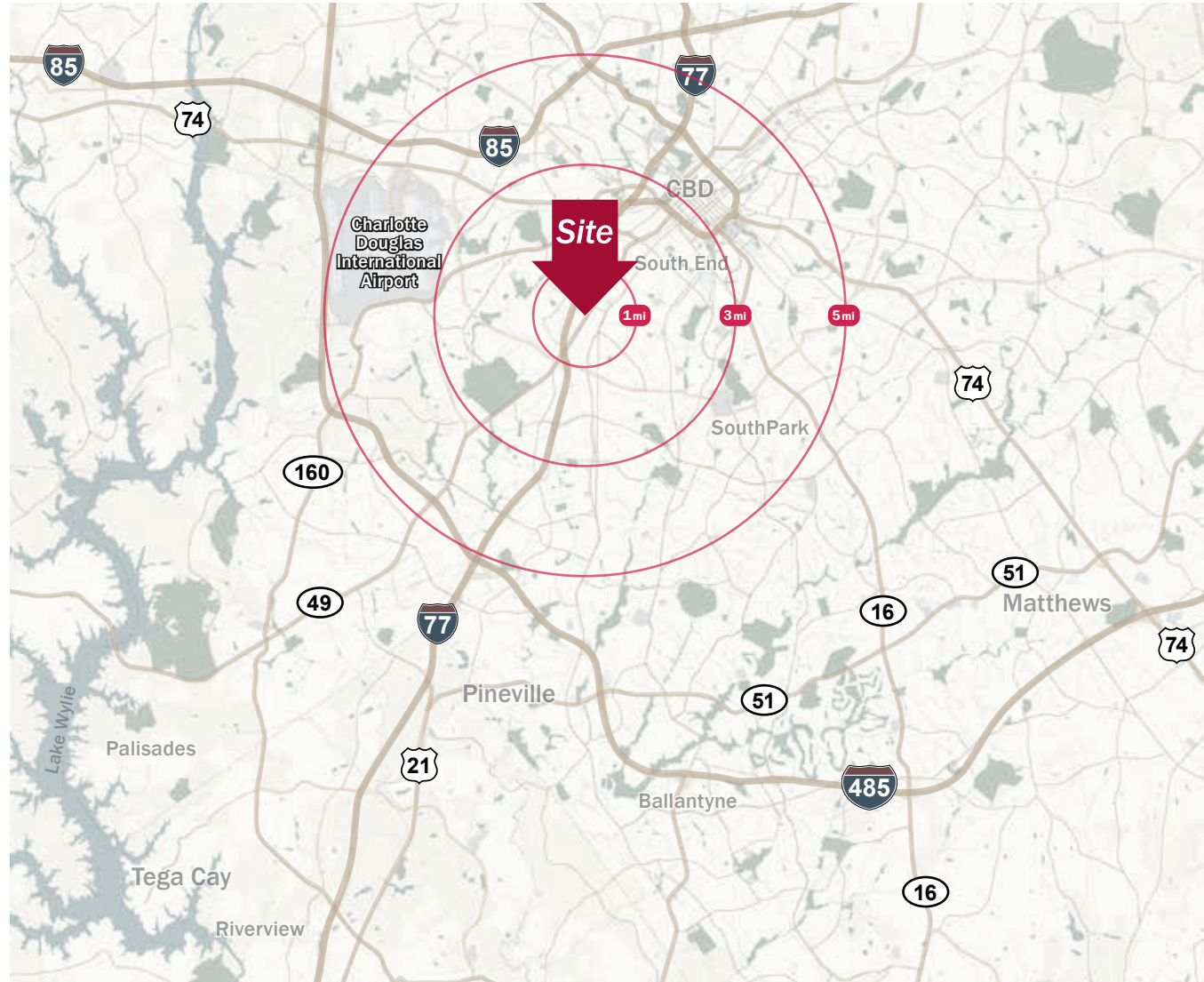
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	12,602	101,754	251,815
Growth Rate	5.59%	2.90%	1.96%
Avg. HH Income	\$120,454	\$143,581	\$143,461

### Traffic Count

Source: Esri® 2025

	AADT
S Tryon St	18,400 (2025)



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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