

Charlotte Retail/Infill Site

2854 W SUGAR CREEK RD, CHARLOTTE, NC 28269



Land

FOR
Sale

SIZE
±0.86 AC

PRICE
\$490,000



Overview

Signalized hard corner intersection with a mix of retail and residential uses nearby

Ideal location for neighborhood service retail or infill residential development

12" water and 8" sewer lines are along Sugar Creek Rd, sewer and water line extensions in Nevin Rd are forthcoming

Seller will sell subject to rezoning for commercial use

Located .1 miles away from future Derita Station on future Lynx Red Line Commuter Rail connecting Uptown to popular suburbs north of City Center

PIDs: 04320179; 04320102

Zoning: N2B

±0.86 Acres Land for Sale



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

Josh Suggs
Director of Investment Sales
(704) 248 2140
jsuggs@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

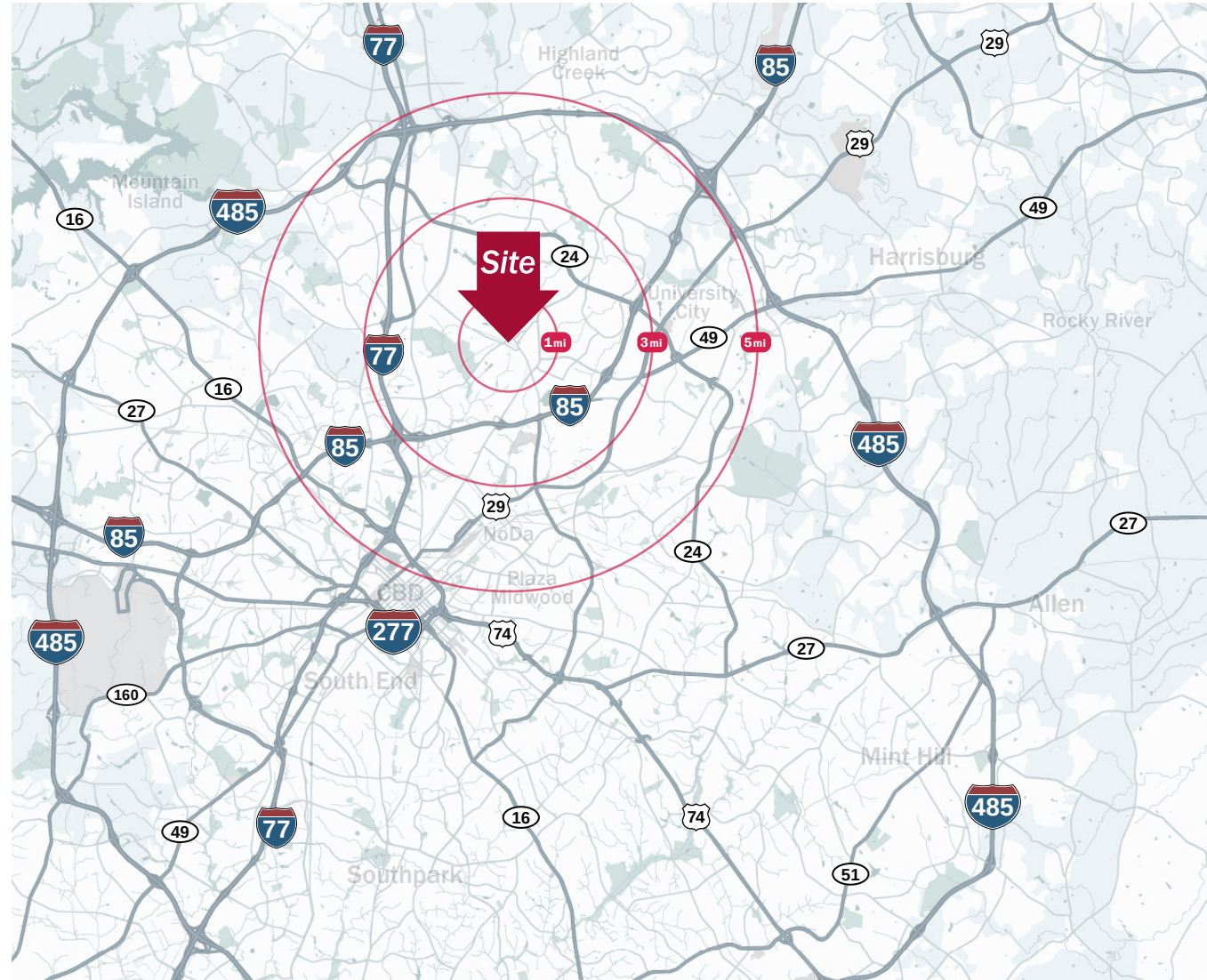
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	9,962	85,739	241,172
Growth Rate	0.23%	2.71%	2.50%
Avg. HH Income	\$84,790	\$92,785	\$100,836

Traffic Count

Source: NCDOT

	AADT
W Sugar Creek Rd	12,000 (2025)
Nevin Rd	9,600 (2025)



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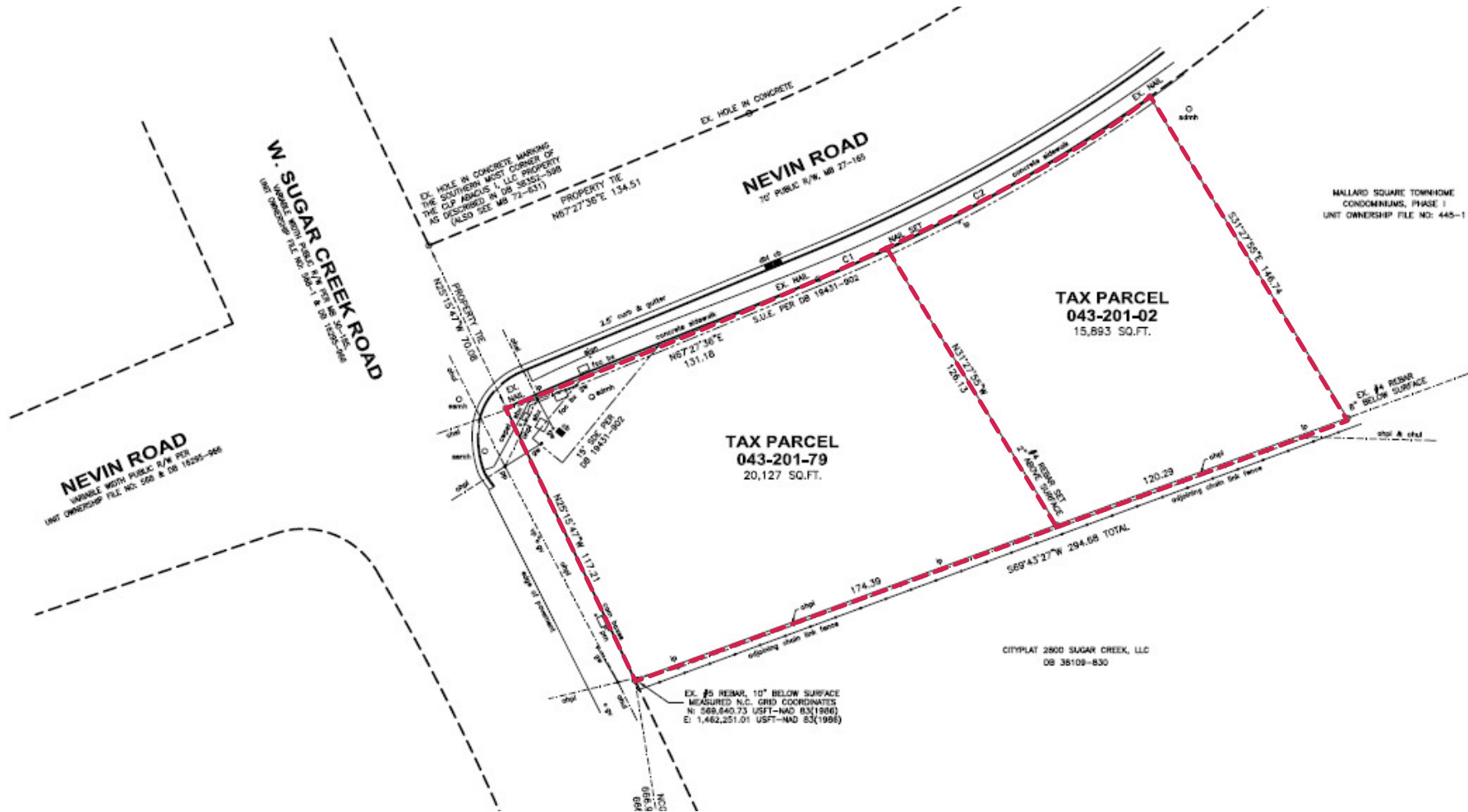
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Site Survey



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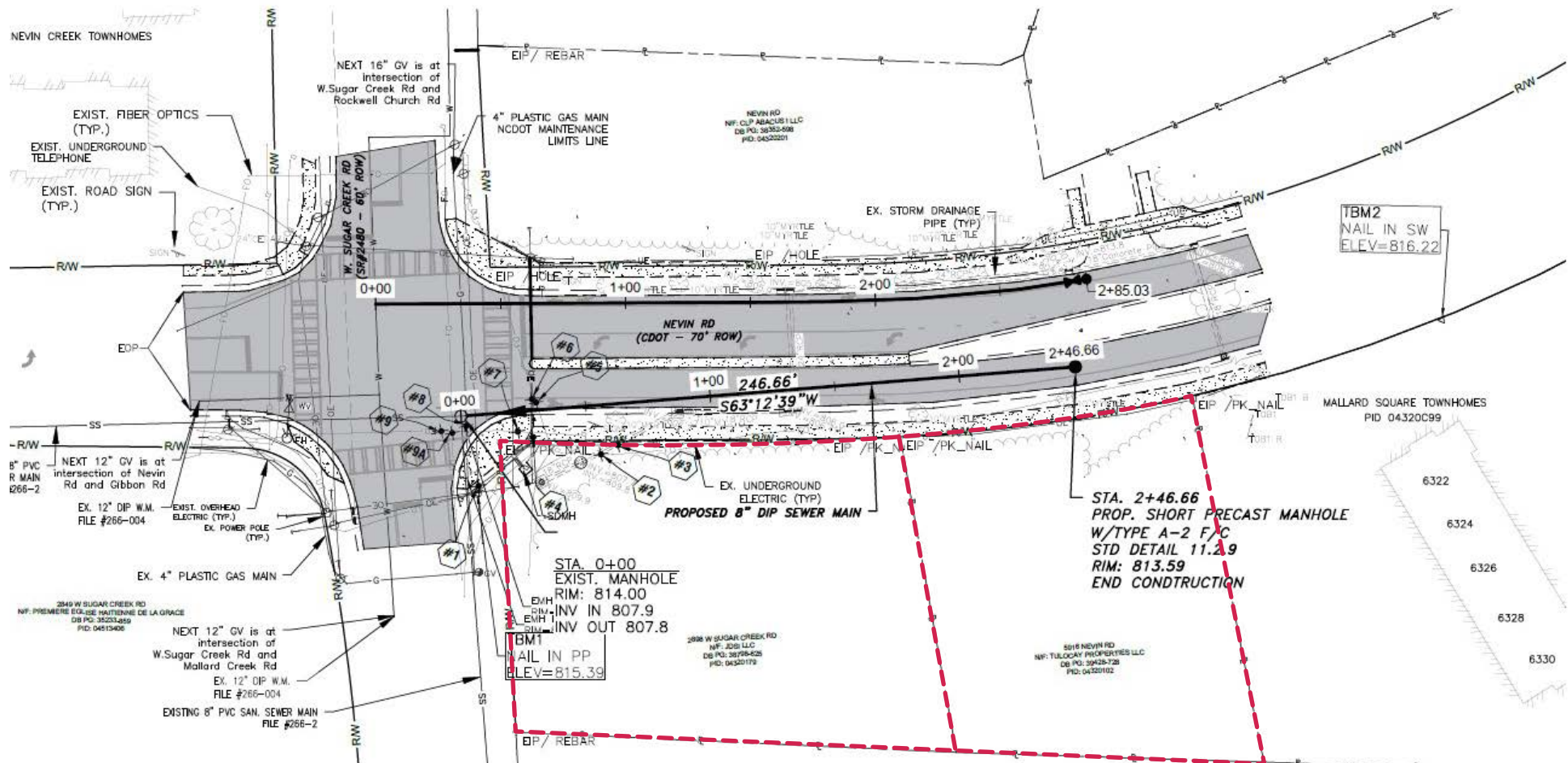
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Sewer Easement



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Site Aerial



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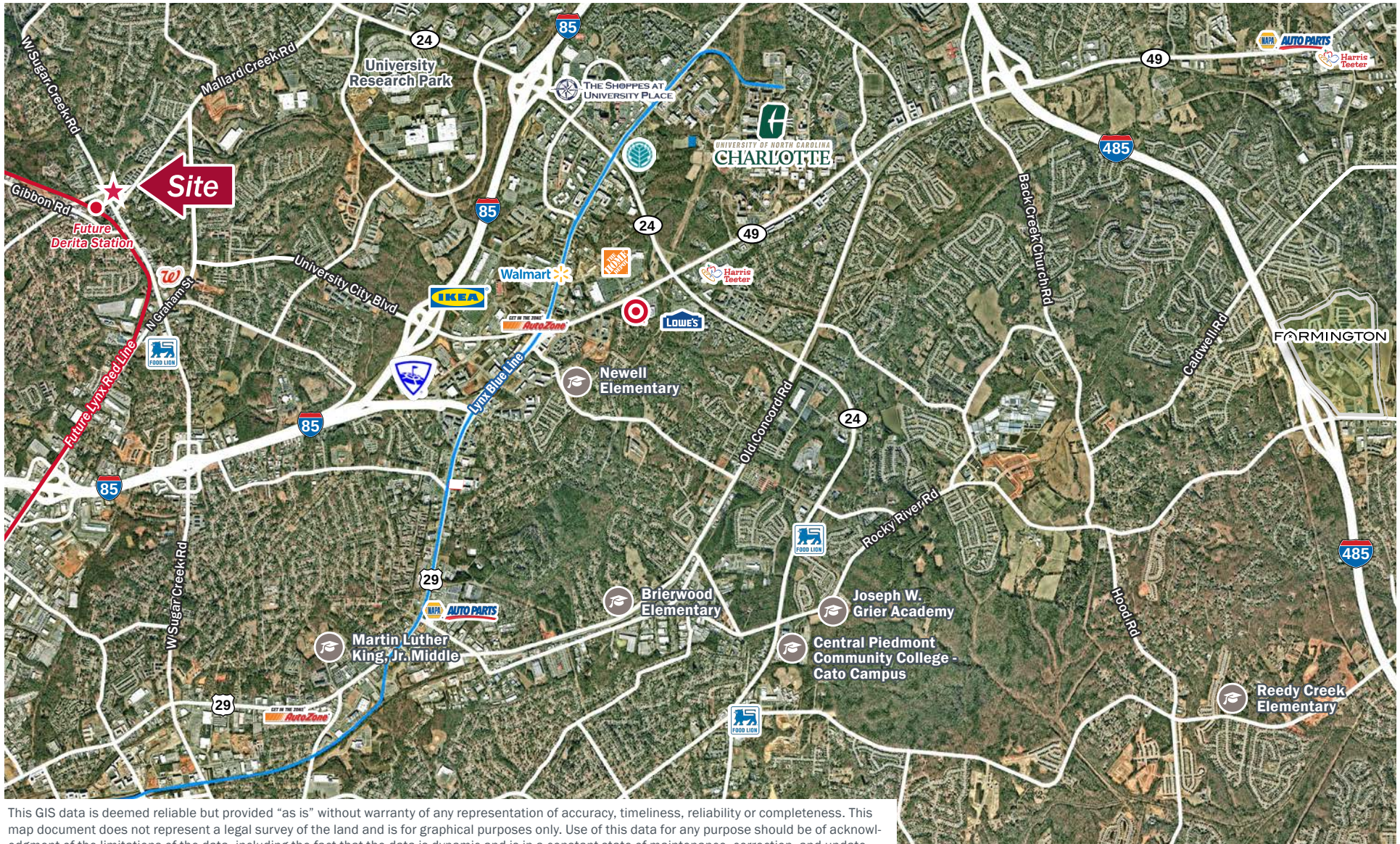
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Market Aerial



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As-Built Map

*source: <https://www.charlottenc.gov/water/Home>



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Future Land Use Plan

NEIGHBORHOOD 2

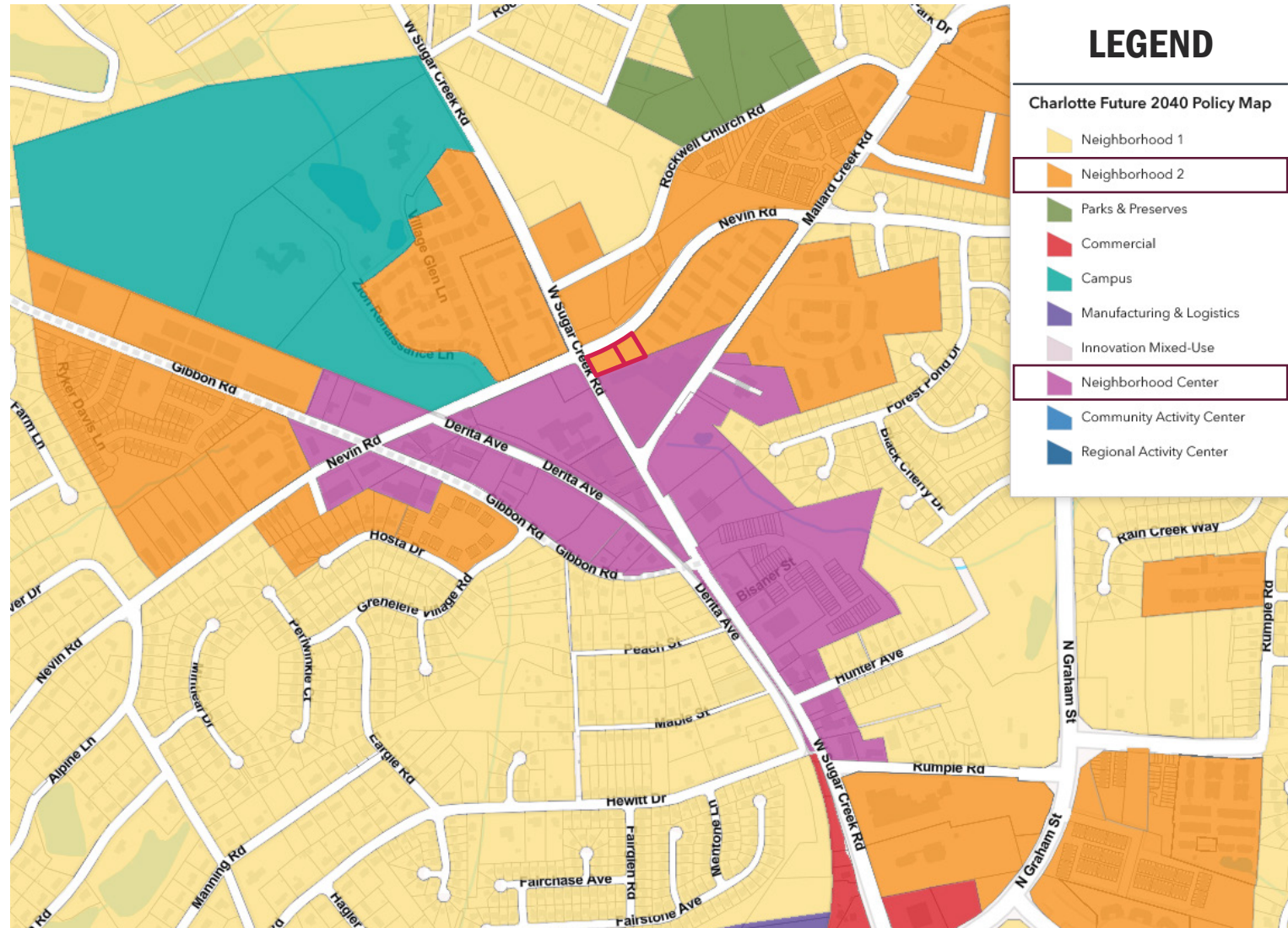
Goal: Provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.

Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.

NEIGHBORHOOD CENTER

Goal: Provide places that have a pedestrian-friendly focal point of neighborhood activity where nearby residents can access daily shopping needs and services within a 5-10 minute walk or a short drive.

Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



*source: <https://cltfuture2040plan.com/b-place-types-manual/place-types-neighborhood-2/>



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Medical | Industrial | Retail | Land | Investment | Office

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