

FOR SALE

FORMER BANK BRANCH

4501 PARK ROAD

CHARLOTTE, NC 28209

CORE
PROPERTIES

MIKE THOMPSON
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- For Sale: CALL FOR PRICING[†]
- Land Area: ± 0.959 AC
- Building SF: ± 3,639 SF with drive-thru
- Parcel ID: 17514505
- Zoning: CG - GENERAL COMMERCIAL
- Built: 1961

Shown by appointment only by CORE Properties. Owner/seller reserves the right to reject any and all offers

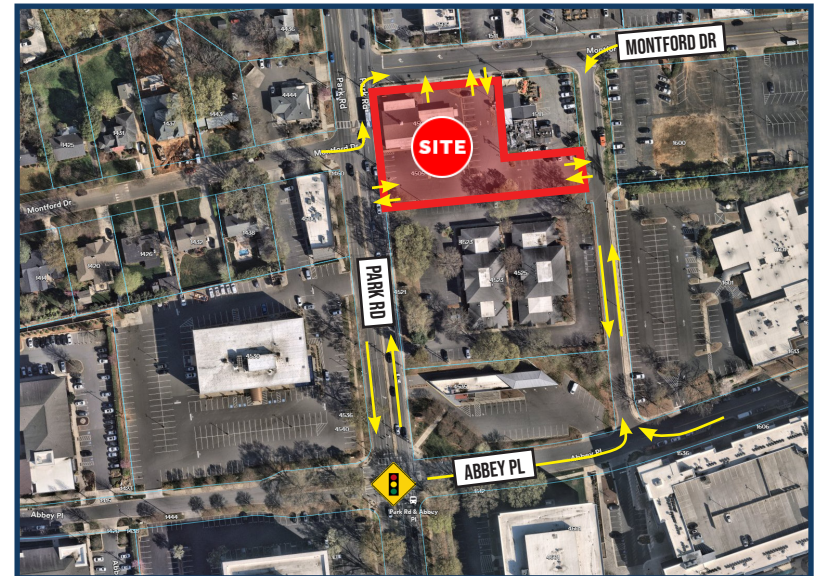
[†]Property will be sold with a 2-year financial service deed restriction

DEMOGRAPHICS

POPULATION
MED. HH. INCOME

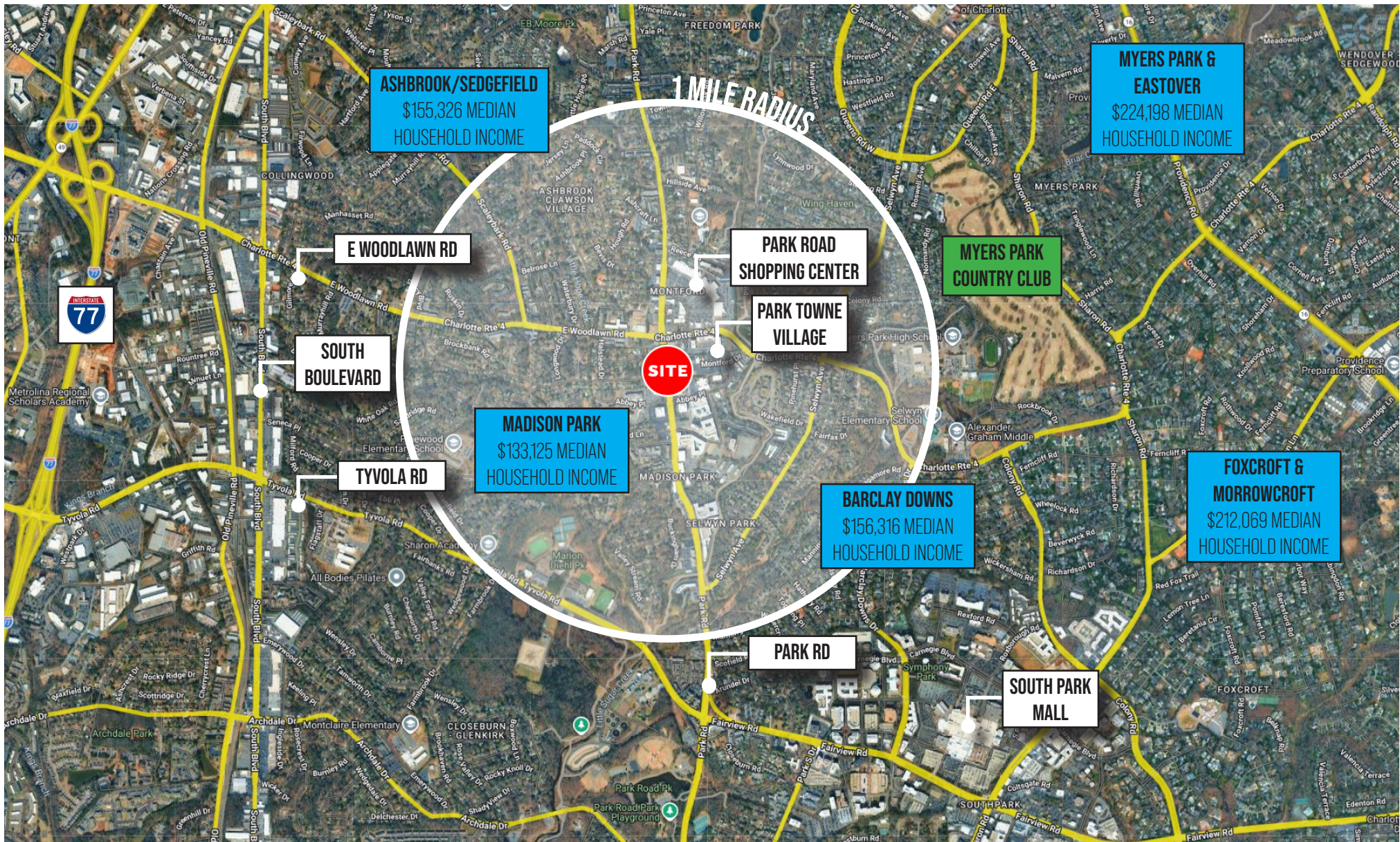
1 MILE	3 MILES	5 MILES
14,056	122,139	289,309
\$130,117	\$132,463	\$116,084

Site Location

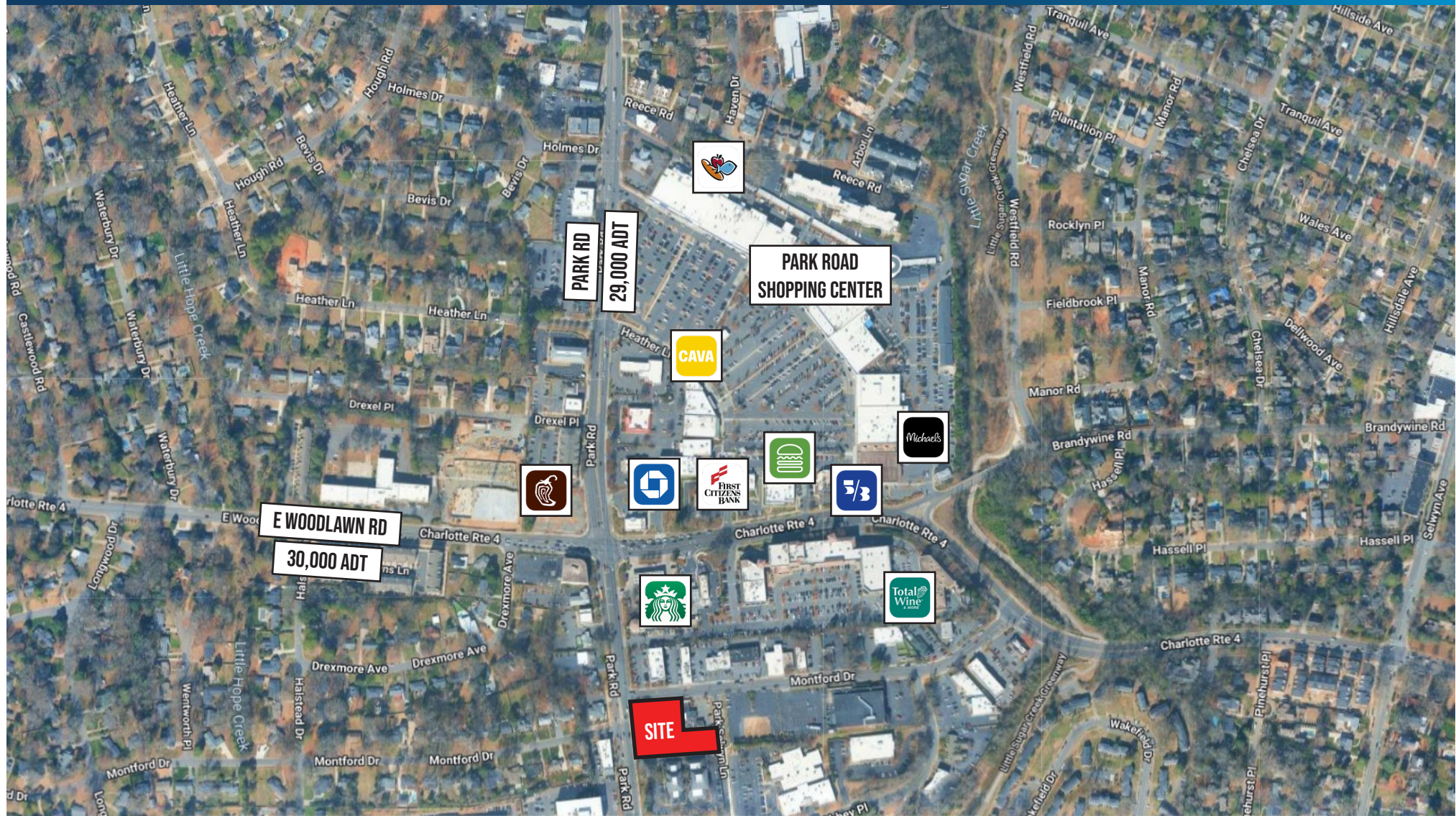


- Excellent visibility
- Located within walking distance to Park Road Shopping Center
- Located in a supply restricted trade area

Surrounding Aerial



Site Aerial



The information contained in this package has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.