

8345 W W.T. Harris Blvd

75,569 SF/1.735 ACRES, OUTPARCEL OPPORTUNITY

CHARLOTTE, NC 28216

FOR SALE
OR LEASE

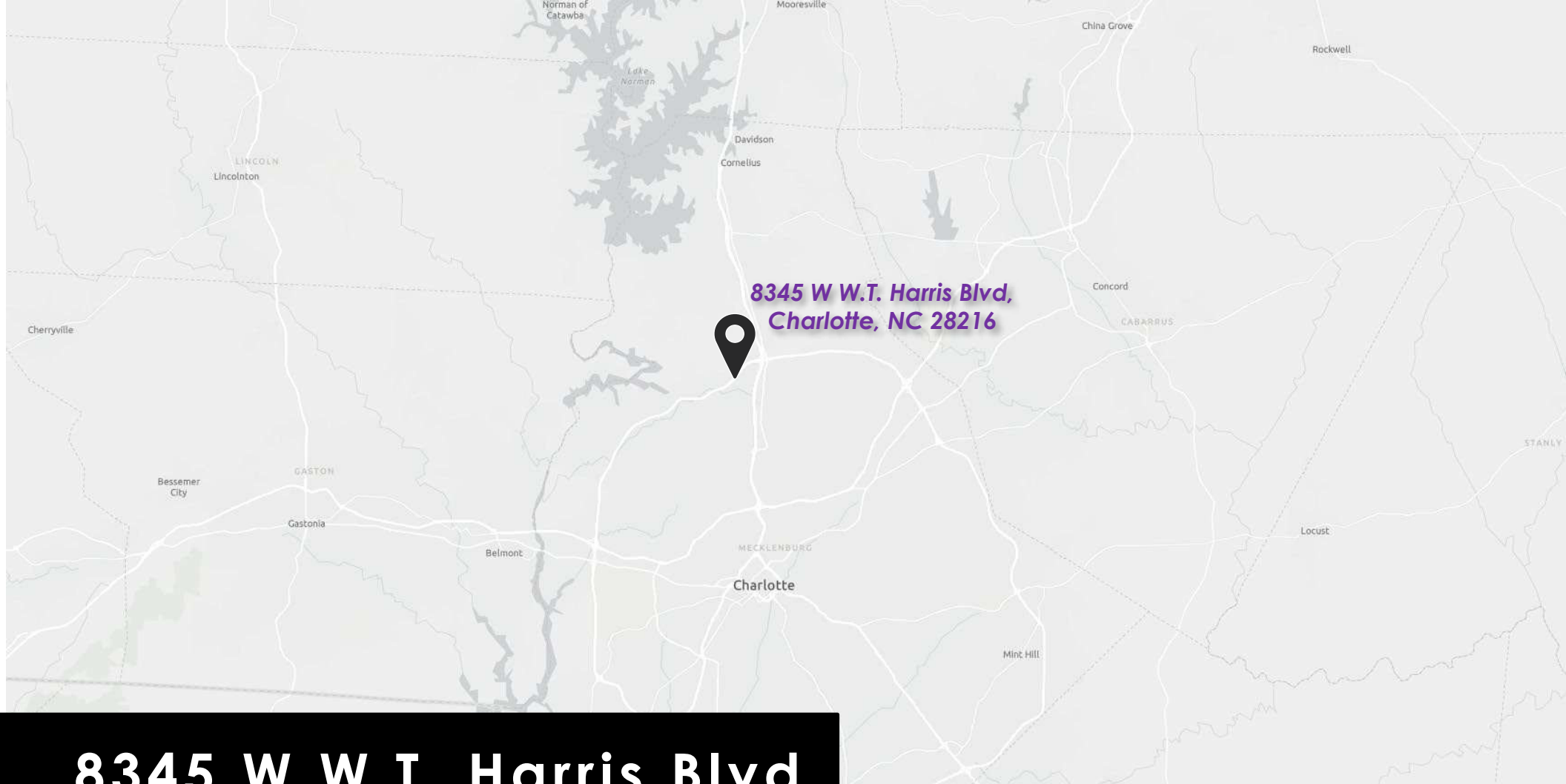
DIANA SEARIGHT

(859)-445-7757

diana@chambers-group.com



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



**8345 W W.T. Harris Blvd,
Charlotte, NC 28216**



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**CHARLOTTE
NORTH CAROLINA 28216**

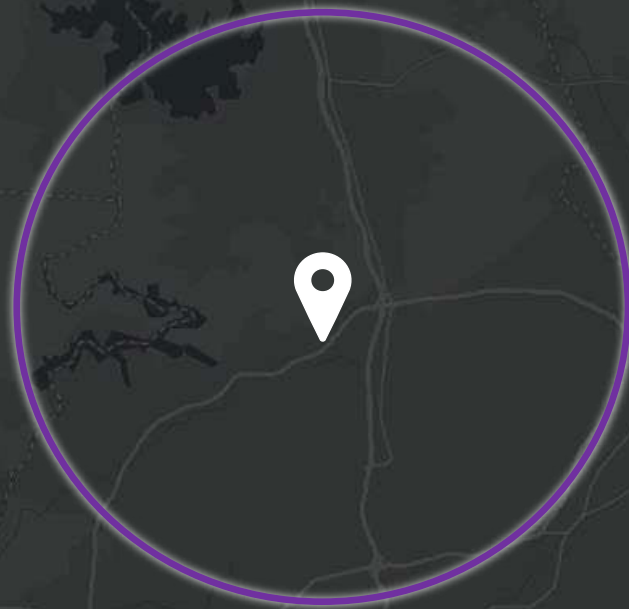
**75,569 SF / 1.735 Acres
OUTPARCEL OPPORTUNITY**

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Total Population	8,404	37,240	136,474
2023 Avg. Household Income	\$96,928	\$96,724	\$105,434
2023 Total Households	3,732	14,279	51,819
2023 Daytime Population	7,766	49,506	127,511

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ADDRESS

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ACREAGE (APPROX.)

± 1.735 acres

CURRENT ZONING

B-2 (CD)
(approved for car wash)

PROPERTY TYPE

Freestanding building on outparcel

CURRENT USE

Vacant Land

STRUCTURE SIZE

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AGE OF STRUCTURE / EFFECTIVE YEAR

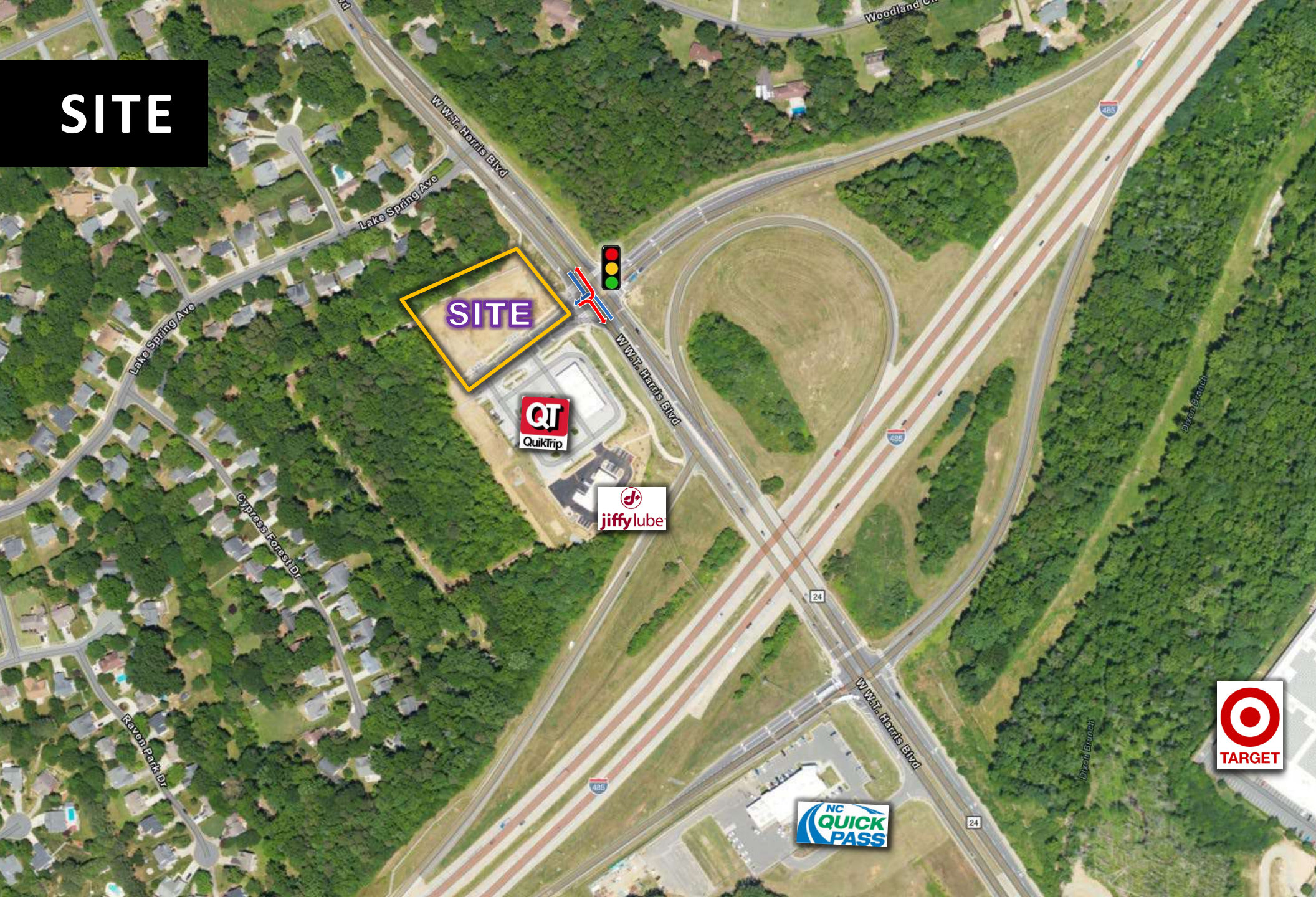
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CO-TENANCY

QuikTrip
Jiffy Lube



SITE



TRADE AREA



ZONING



PLAT



I, NICHOLAS L. WAINWRIGHT, CERTIFY THAT THE PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACCURATE SURVEY AND UNDER MY SUPERVISION AND CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. THE DATE OF THIS SURVEY IS 11/19/2020. THAT THE PLAT WAS PROVIDED IN ACCORDANCE WITH SECTION 17-100 OF THE NORTH CAROLINA SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, A.D. 2018.

REVIEW NOTES:
 1. THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK'S OFFICE.
 2. THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK'S OFFICE.
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