

LAND FOR SALE

11324 STATESVILLE RD
HUNTERVILLE, NC 28078



Mixed-Use Development
Hotel, Retail, Restaurants,
Office, MultiFamily

SITE

JM Alexander
Middle School

PROPERTY DETAILS

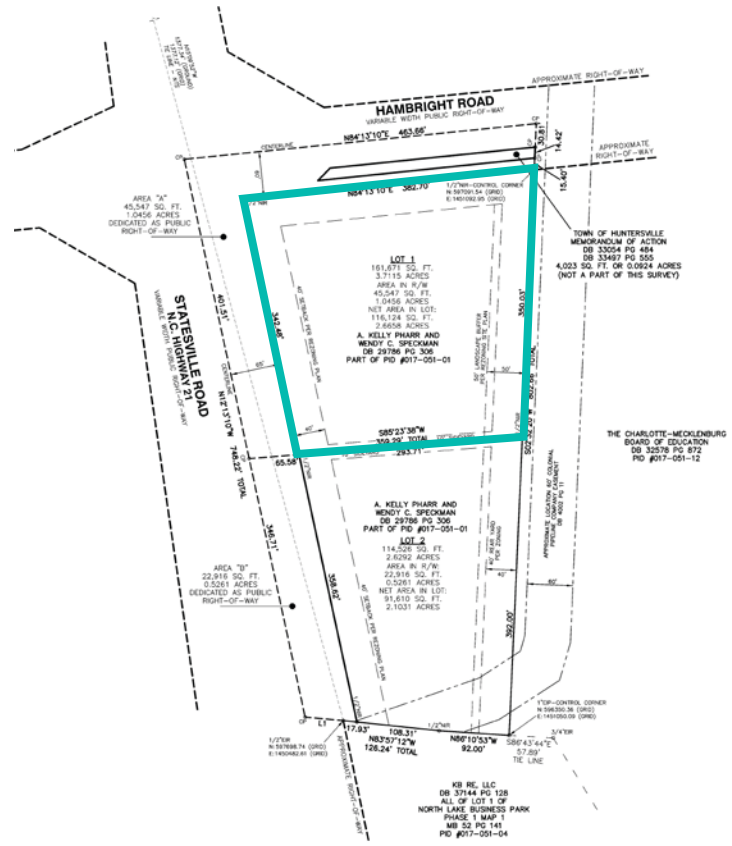
- +/- 2.66 AC Available for Sale
- Parcel ID: 01705123
- Zoning: CB (CD)
- Hard corner of Hambright Rd and Statesville Rd allowing for multiple points of ingress and egress
- Easy access to I-77 from Hambright Rd.
- Toll lanes access from Hambright Rd.
- Loading dock and drive-in
- Proximity to North Meck High School, JM Alexander Middle, and Blythe Elementary
- **Call Broker for Pricing**

TRAFFIC COUNTS

Hambright Rd - 3,200 VPD

I-77 - 92,500 VPD

Statesville Rd - 19,000 VPD



CONTACT FOR LEASING DETAILS

WELLS HERNDON

(336) 407-2181

wells@simpsoncre.com



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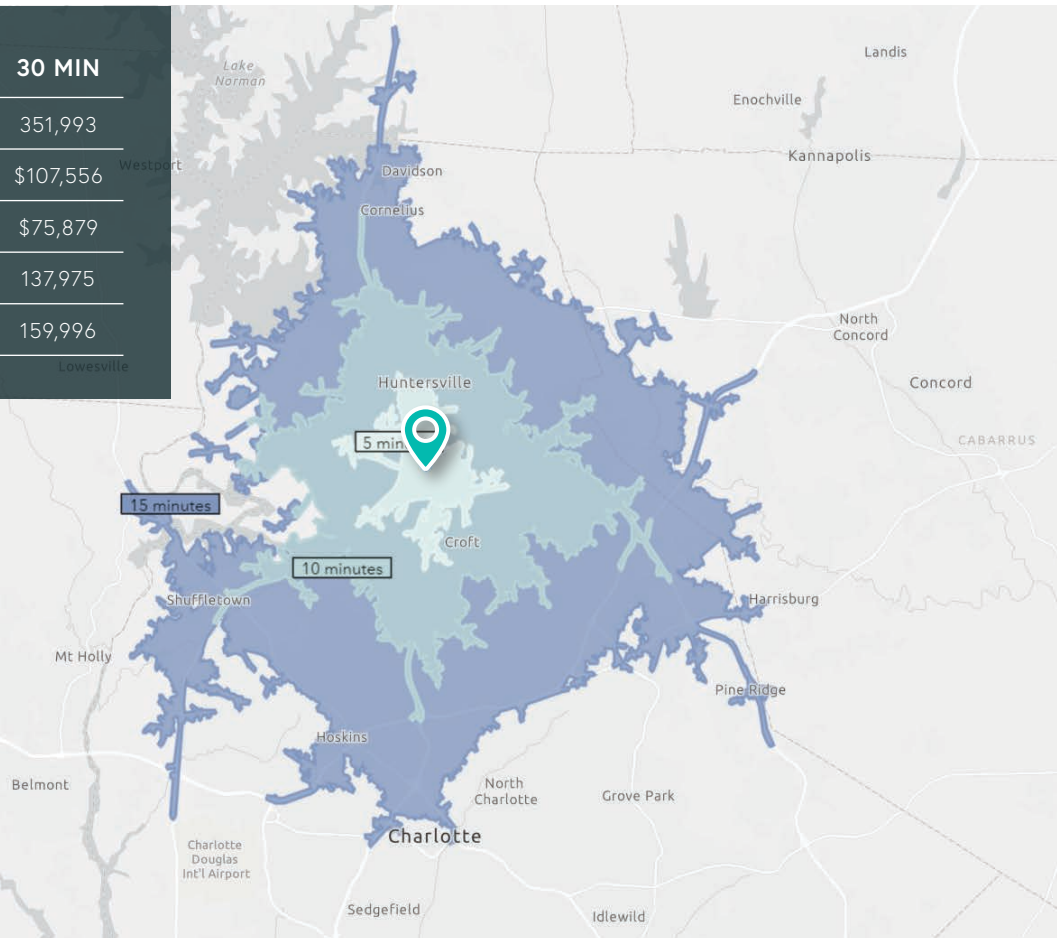


DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
2022 Population	7,881	108,247	351,993
Avg. Household Income	\$115,280	\$112,205	\$107,556
Median Household Income	\$85,949	\$81,461	\$75,879
Households	3,526	42,468	137,975
Daytime Employees	8,358	51,802	159,996

DISTANCES

I-77	1 mi
I-485	1 mi
Uptown Charlotte	11.8 mi
Charlotte Douglas International Airport	15.9 mi



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