

PROPERTY DETAILS

Address: 0 Stinson Hartis Rd, Indian Trail, NC 28079

Availability: For Sale

Parcel No: 07-081-297B

County: Union County

Acreage: 0.83 acres

Zoning: Light Industrial (L-I) (CZ)



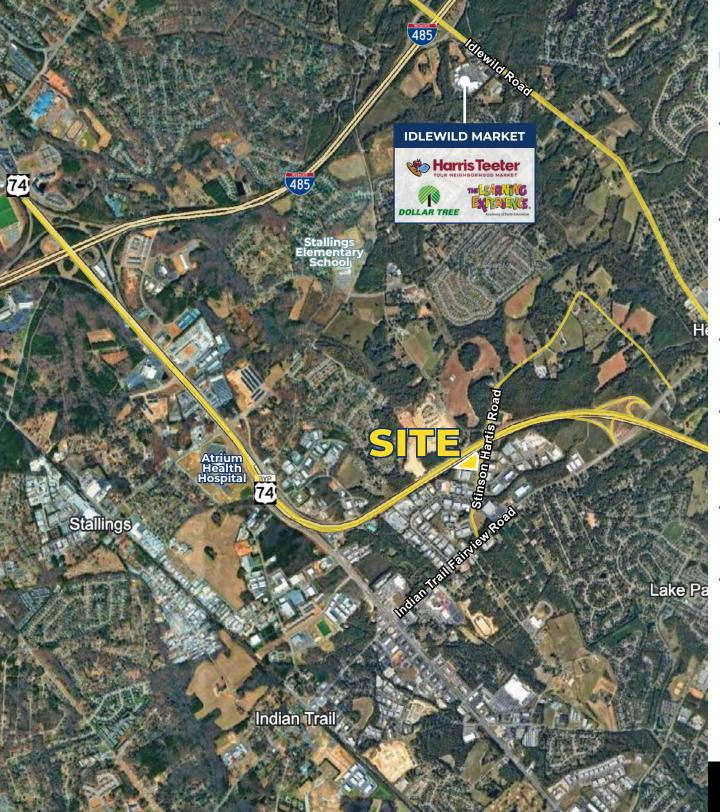
SIMPSON COMMERCIAL

William Hatcher

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LOCATION HIGHLIGHTS

- Prime location within Old Hickory Business Park on Stinson Hartis Road
- Just 2.5 miles from the US 74/I-485 interchange and 2.75 miles from the Idlewild Road/I-485 interchange
- Signalized access off US 74 into Business Park
- Old Hickory Business Park features protective covenants and architectural controls
- Outside storage permitted with appropriate screening
- Utilities available: water, sewer, electricity, natural gas

New L (73) 85 esville Huntersville Concord Mt Pleasant 73 Millingport (49) Alt (601) 485 (24) Harrisburg 30 min Drive Time ROCKY River Holly (16) **65** Locust Red Cross nt 85 Stanfield Aquad Charlotte Oakboro. 20 min Drive Time Mint Hill 485 New Salem (49) 10 min Drive Time Burnsvill lie Pineville Urionville Fountain Hill Cay Weddingtor Fort Mill Indian Land Wil gate Marshville Waxhaw 475 Hill Roughedge (21) 77 Altan Jaars Jackson Catawba (601) emoor 521 ando Pageland 9 Mt-Cro Tradesville (200) Lancaster burg (21 White Plains Antioch

DRIVE TIME MAP & DEMOGRAPHICS

2025 DEMOGRAPHICS	10 MIN	20 MIN	30 MIN
Population	66,024	259,998	727,636
Households	24,279	97,869	278,353
Median HH Income	\$105,492	\$103,956	\$104,193
Average HH Income	\$130,719	\$131,974	\$136,314
Employees	21,379	102,537	267,476



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