



Sam Wilson Rd. & I-85

CONTACT
RED Partners

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LOCATION: 2608 Sam Wilson Road
 Charlotte, NC

ZONING: B-2

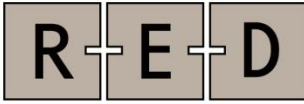
PARCEL SIZE: Pad A: +/- 3.12 acres
 Pad B: +/- 1.13 acres

Ground Lease or Build-to-suit

DESCRIPTION: Located at Sam Wilson Rd. & I-85
 Pad A – Hotel Site
 Pad B – Future Commercial Site

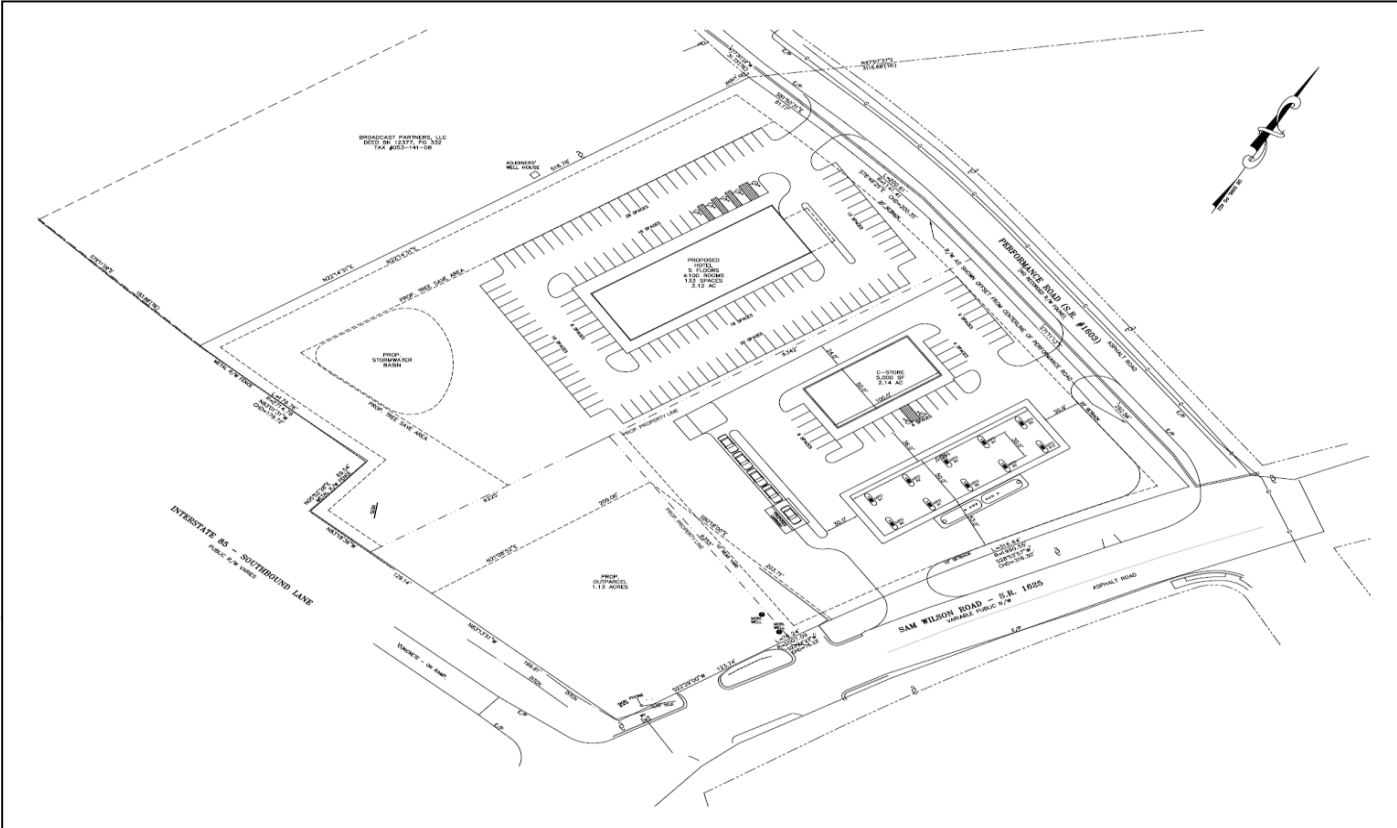
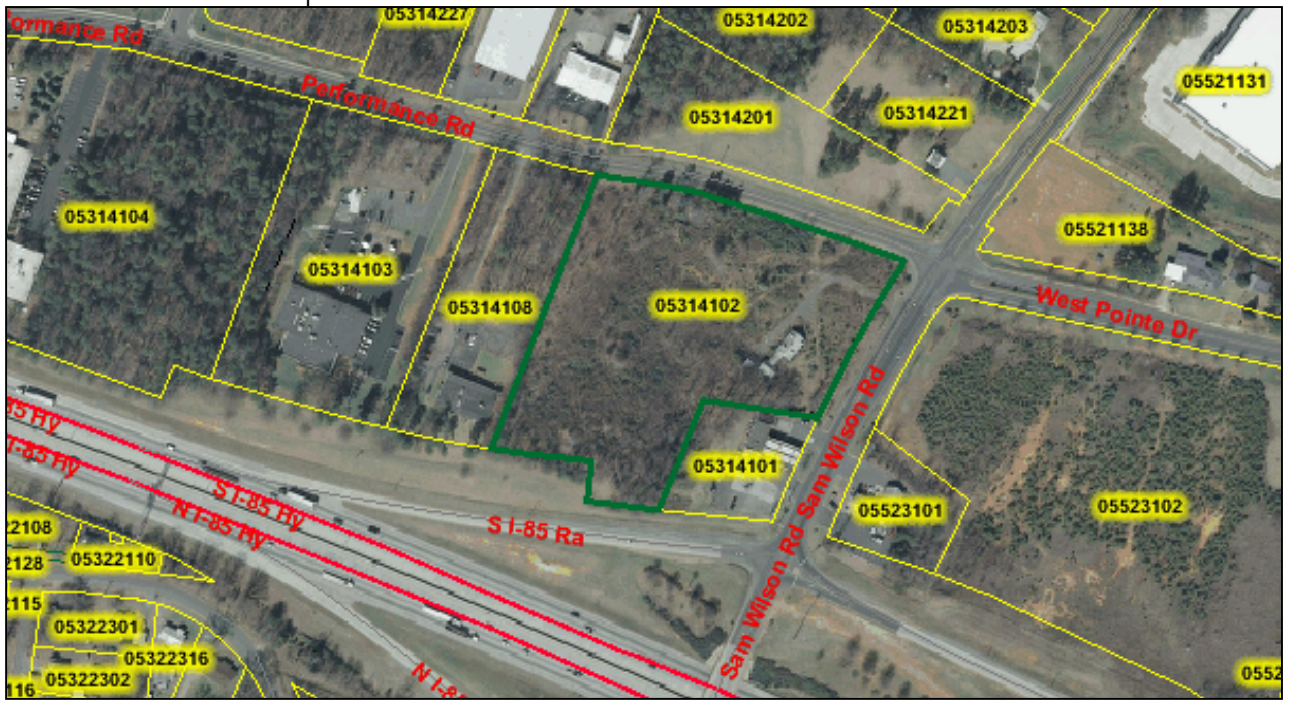
TRAFFIC COUNTS: 10,000 VPD Sam Wilson Rd.
 123,000 VPD I-85

DEMOGRAPHICS:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	1,922	22,274	78,230
Average Household Income	\$50,415	\$53,632	\$53,180



REAL ESTATE DEVELOPMENT PARTNERS

LAND AVAILABLE



Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.

