

# Ground Lease Available



## I-77 & Sunset Road

**Parcel ID:**  
037-192-10

**Zoning:**  
I-2 CD  
(For permitted uses)

**4915 Sunset Road  
Charlotte, NC 28269**

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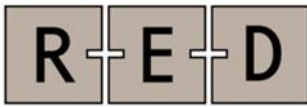


## Absolute Net Ground Lease Available

- Leased – As-is
- Term – 5 Years
- Zoned – I-2 CD (for permitted uses)
- Parcel Size - 8.875 Acres
- Current Lease Expiration – September 2022
- Ground Lease Rate - \$288,000 annually
- Site Includes a Billboard Lease with regular access for Tenant. Billboard Lease income remains with the owner.







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# AERIAL



*Every effort has been made  
to ensure the accuracy of the  
information presented but no  
liability is assumed for errors  
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