



**SIMPSON**  
— COMMERCIAL REAL ESTATE —

# FOR SALE OR BUILD TO SUIT

4400 Mt. Holly-Huntersville Rd  
Charlotte, NC 28216

## HIGHLIGHTS

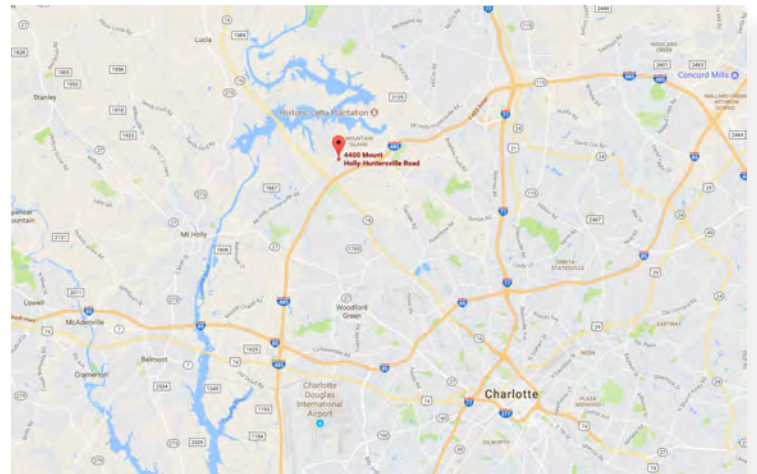
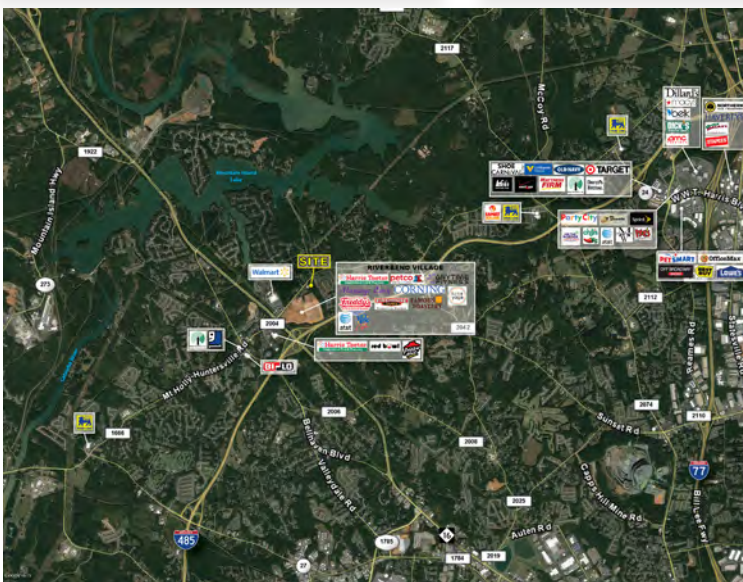
- ±4 Acres available
- Located next to Riverbend Village, a mixed-use development anchored by Harris Teeter & Corning Optical Communications
- Access to Brookshire Blvd & signalized intersections
- Sale Price: \$650,000
- Zoned R-3
- NCDOT Traffic Counts:
  - Interstate 485 - 65,000 VPD
  - Mt Holly-Huntersville Rd - 11,000 VPD
  - Brookshire Blvd - 39,000 VPD



### DEMOGRAPHICS (2017):

	1 Mile	3 Mile	5 Mile
Population:	3,092	30,878	90,055
Average HH Income:	\$118,466	\$88,993	\$77,666
Total Households:	1,224	11,106	33,030

## ±4 Acres Available In Northwest Charlotte



Please Contact: Wells Herndon  
336.407.2181  
wells@simpsoncre.com



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