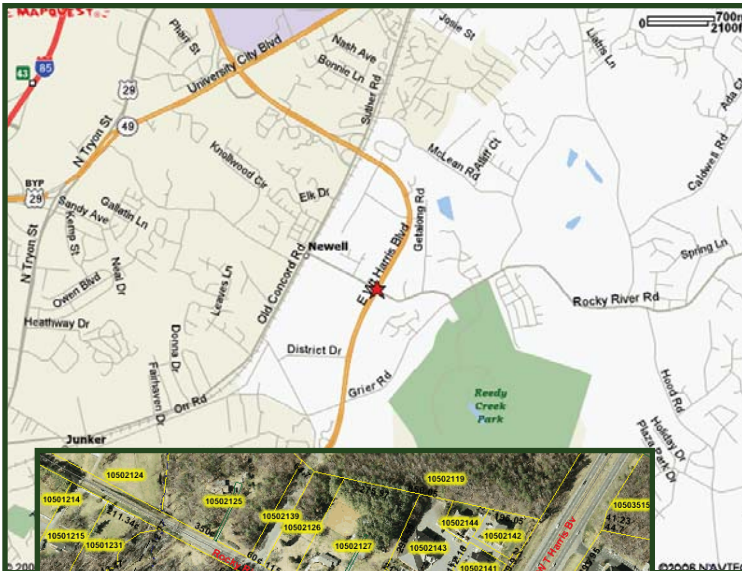


# E. WT HARRIS & ROCKY RIVER ROAD

Charlotte, North Carolina

## FOR SALE

- 11 +/- Acres, Office & Retail
- Full access to Rocky River Road and right-in, right-out on W. T. Harris Blvd.
- Water, sewer and gas available
- Zoned NS - Neighborhood Services
- Proposed Use: Mixed Use  
Office - 30,000 SF  
Retail - 10,000 SF

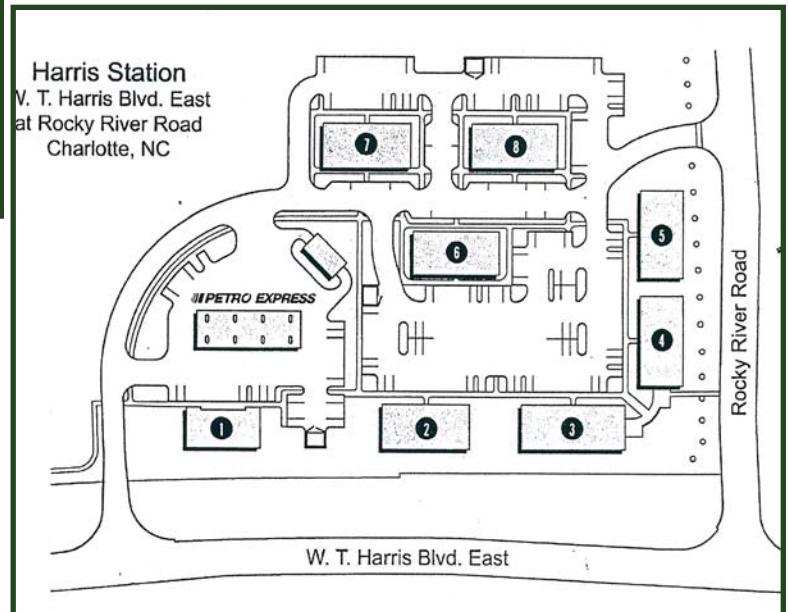


### TRAFFIC COUNT

W.T. Harris Blvd. - 53,500 CPD  
(Source: NCDOT 2003)

### Outparcels Available

Parcel 1:	<b>SOLD</b>
Parcel 2:	\$450,000
Parcel 3:	\$550,000
Parcel 4:	\$425,000
Parcel 5:	\$400,000
Parcel 6:	\$325,000
Parcel 7:	\$325,000
Parcel 8:	\$325,000



### DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,404	47,868	136,546
Average Household Income	\$55,514	\$52,947	\$51,404



Contact: Van Southard, CCIM  
704/882-1700  
Ext. 224