



LAND WITH BUILDING | REDEVELOPMENT | **FOR SALE**

2821 Crisman Street, Charlotte, NC 28208



CONTACT FOR DETAILS

William Haygood, III

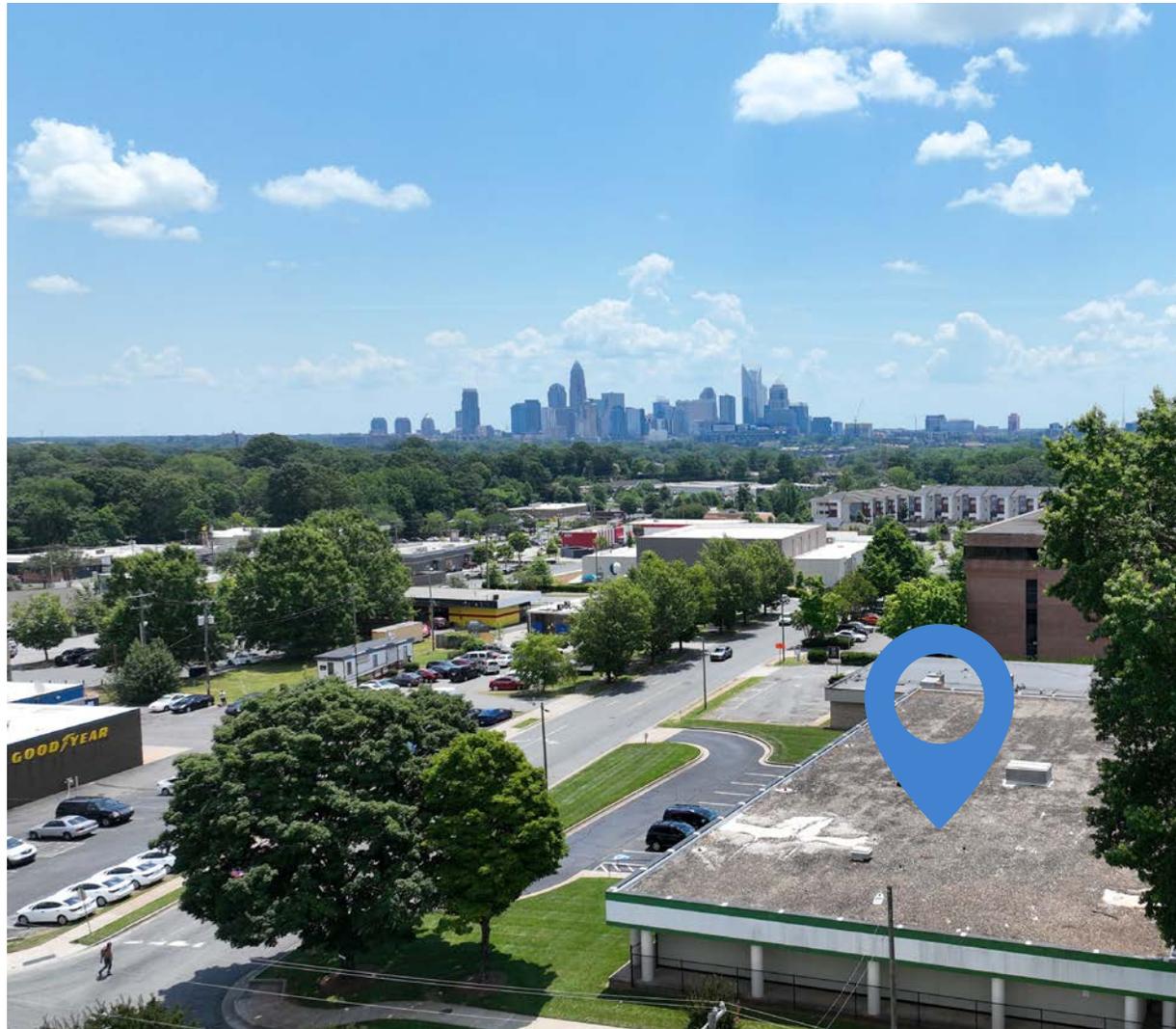
(704) 724-3330

whaygood@boundarystreetadvisors.com



Property Overview

PROPERTY DETAILS



AVAILABILITY	For Sale
PARCEL ID	06710202
BUILDING	+/-12,800 SF
ACREAGE	+/- 2.13 AC
ZONING	CG
SALE PRICE	\$3,800,000

PROPERTY HIGHLIGHTS

Prime Location: Situated in a bustling commercial district, minutes from the Charlotte Douglas Airport, Uptown, major highways and public transportation.

Ample Space: Spacious layout offering flexibility for retail, office, or mixed-use purposes.

High Foot Traffic: Positioned in a high-demand area with significant daily foot and vehicle traffic.

Interior: Currently layout is for a bank, but open floor plan can be tailored to meet specific business needs.

+/- 12,800 sf building on +/- 2.13 AC
REDEVELOPMENT
OPPORTUNITY

Discover an unparalleled opportunity at 2821 Crisman Street, a premier commercial property in the heart of Charlotte, NC. This versatile property boasts a strategic location with excellent visibility and accessibility, making it ideal for a variety of business ventures.



- POTENTIAL ASSEMBLAGE UP TO 2 ADDITIONAL PARCELS
- EXCELLENT OPPORTUNITY FOR MULTI FAMIY

UP TO A TOTAL OF +/-4.99 ACRES
**ASSEMBLAGE
OPPORTUNITY**



Population

1 MILE RADIUS	9,941 people
3 MILE RADIUS	101,199 people
5 MILE RADIUS	214,054 people



Housing Occupancy Ratio

1 MILE RADIUS	3,799 households
3 MILE RADIUS	44,669 households
5 MILE RADIUS	92,334 households



Average Household Income

1 MILE RADIUS	\$39,439
3 MILE RADIUS	\$57,148
5 MILE RADIUS	\$62,474



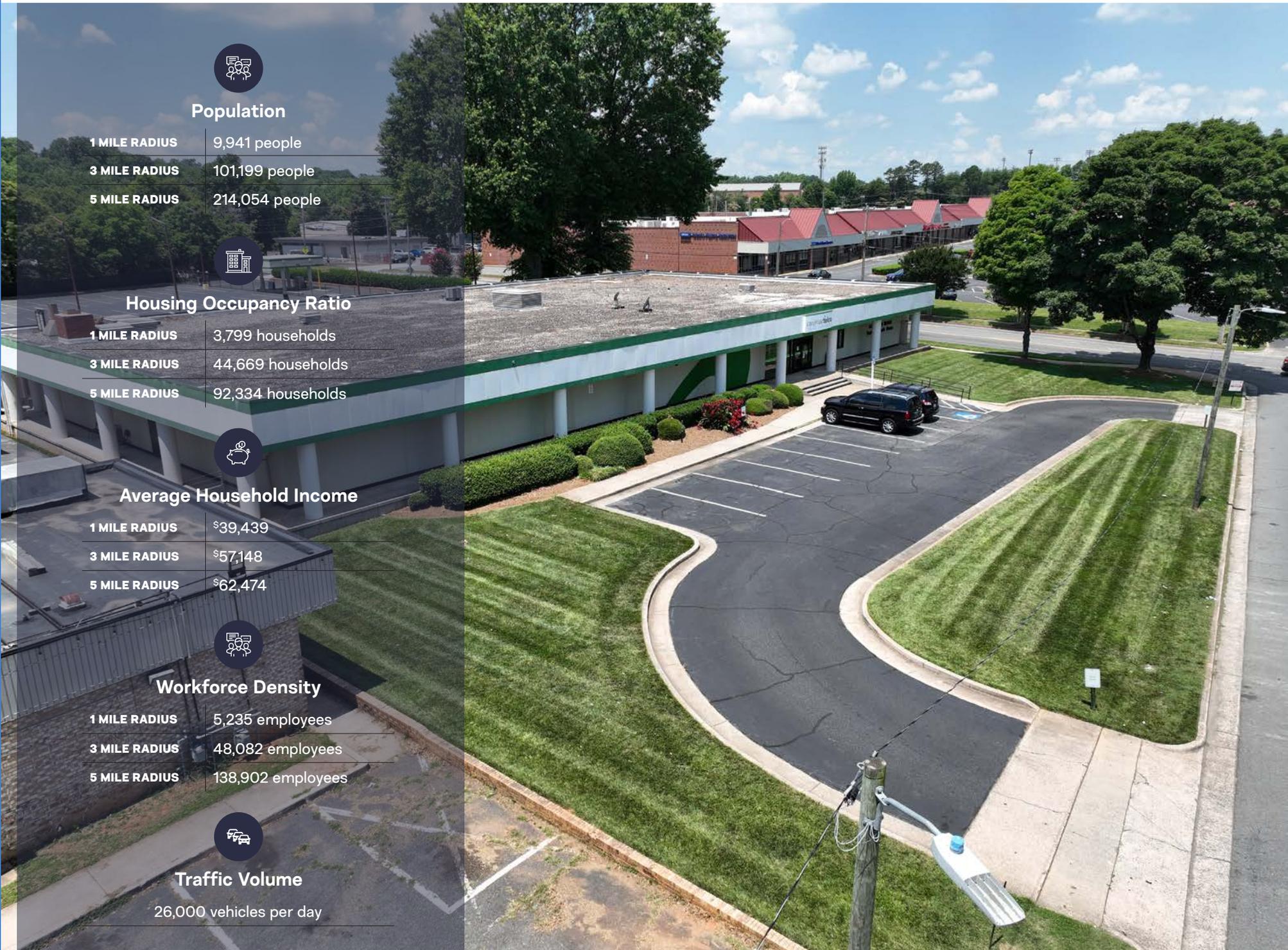
Workforce Density

1 MILE RADIUS	5,235 employees
3 MILE RADIUS	48,082 employees
5 MILE RADIUS	138,902 employees

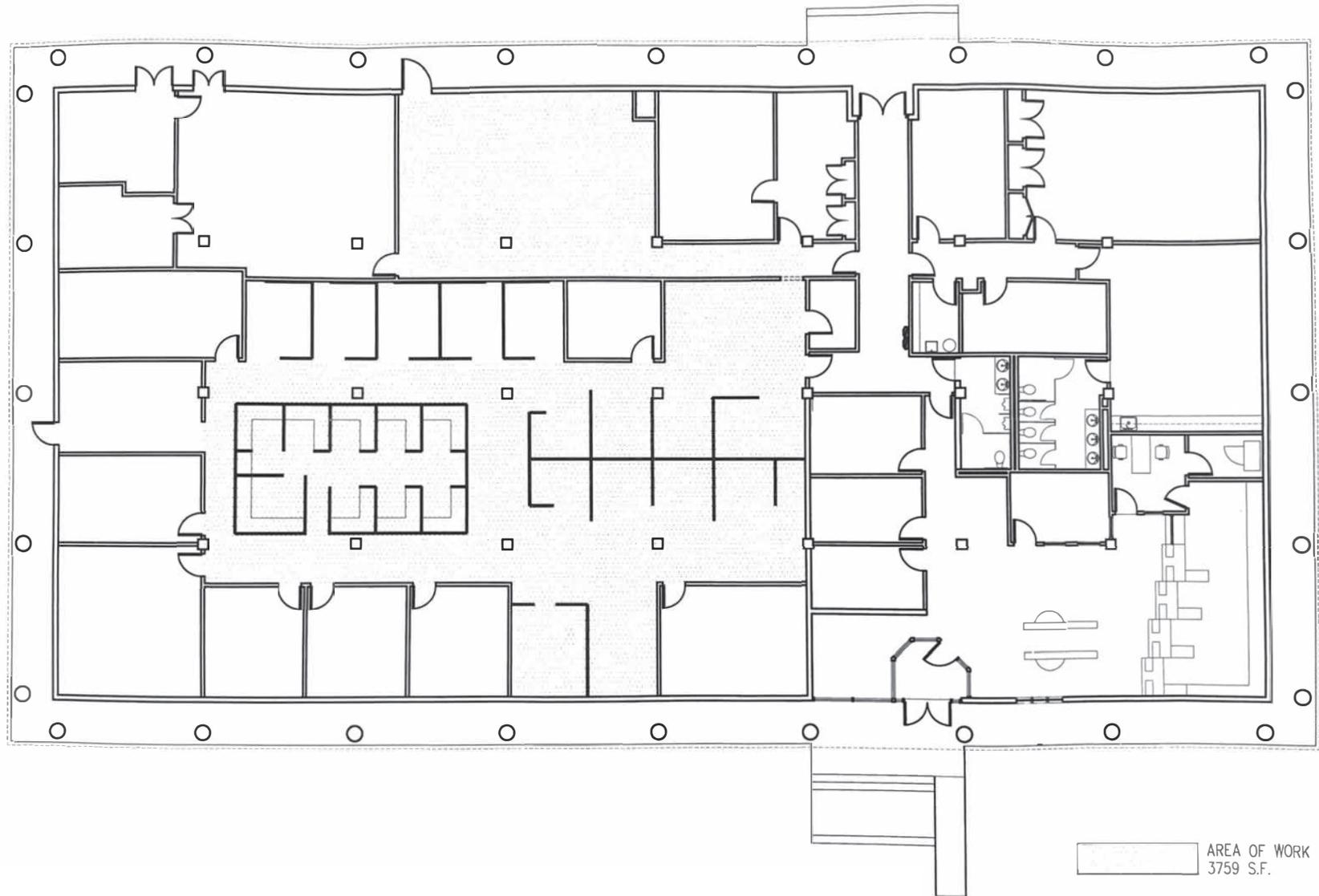


Traffic Volume

26,000 vehicles per day









2821 Crisman Street

CHARLOTTE, NC 28208

For more information about sale opportunities and to schedule a tour, please contact:



William Haygood, III
whaygood@boundarystreetadvisors.com
(704) 724-3330



**BOUNDARY
STREET**
ADVISORS

© Boundary Street Advisors. All rights reserved. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.