

COMMERCIAL SITE ON I-85 CORRIDOR

75.86 ACRES | CHARLOTTE, NC MSA | PEELER RD, SALISBURY, NC

Greensboro

91,000 VPD on Interstate 85

75.86 ACRES

Peeler Road



Charlotte

For further information contact:

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Property Description

- Hotel / Restaurant / Automotive / Retail / Industrial
- 91,000 Average Daily Traffic
- Same interchange as Pilot truck stop
- Zoned Commercial:
I-85 Exchange Development District 3 (ED-3)
- Good Topography, Water & Sewer Available
- Easy access to Interstate 85
- \$63,000/Acre
- Charlotte MSA

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Charlotte, North Carolina

Charlotte is the third fastest growing city in the United States according to the 2015 census. Charlotte is home to many corporate headquarters such as Bank of America, Wells Fargo and BB&T. It's major attractions are the Carolina Panthers, NASCAR race track, Carowinds, U.S. National Whitewater Center, Charlotte Douglas International Airport and its close location to South Carolina.

Neighboring Salisbury, Lake Norman and South Carolina, Charlotte is an area with consistently growing commercial activity that creates a continuous need for land. The subject property is located less than a mile off of Interstate 85 (88,000 VPD) off of Peeler Road. Interstate 85 is a major north-south thoroughfare connecting Virginia to Charlotte. This property has immense visibility from I-85 and is situated directly across from Love's. This site will have constant retail traffic for the duration of its economic life.

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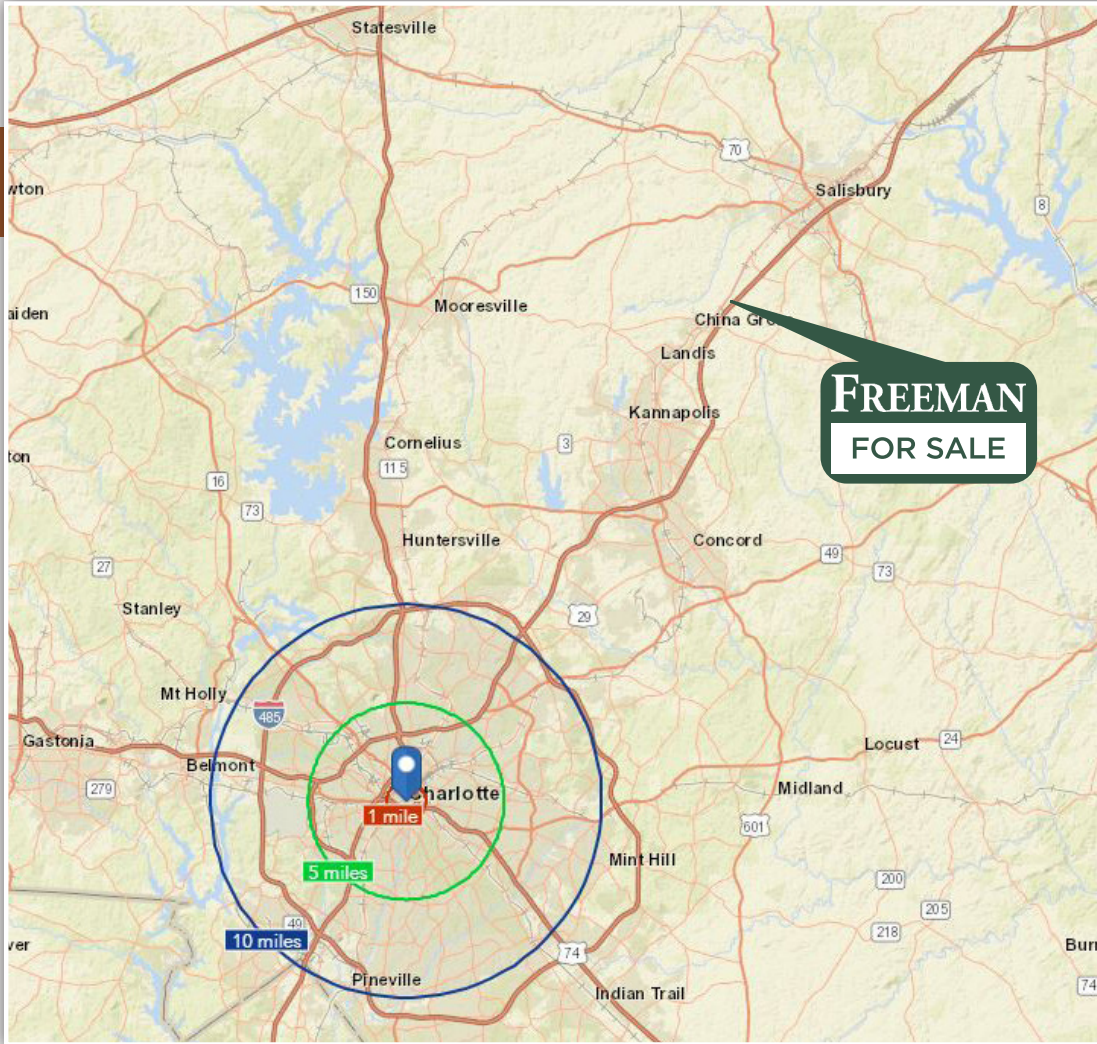
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Charlotte Demographics

5 miles

10 miles



Businesses:

15,486

31,107



Population:

26,619

762,534

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