



greenCAPITAL
Realty Advisors

Commercial Real Estate
and Construction Services

AVAILABLE FOR SALE

5020 East Independence Blvd

Charlotte, NC 28212

NNN Investment

For more information
please contact:

Steven A. Leeds

Licensed Real Estate Broker
Certified Building Contractor

2799 NW 2nd Avenue
Suite 213
Boca Raton, FL 33431

📞 561.998.2427

📠 561.465.2034

✉ Steve@greencapitalrealty.com

🌐 Greencapitalrealty.com



Offered At: \$1.25 million

Building

➤ 2,651 SF Freestanding Restaurant Building

Investment Highlights

- Busiest highway between Atlanta and DC
- Completely remodeled in 2020
- Long term Billboard income
- Rental Increases: Favorable 3% yearly increases
- Personal Guarantee: Fully guaranteed
- High Growth Market: Charlotte, NC has seen population growth by over 24% since 2010

www.greencapitalrealty.com

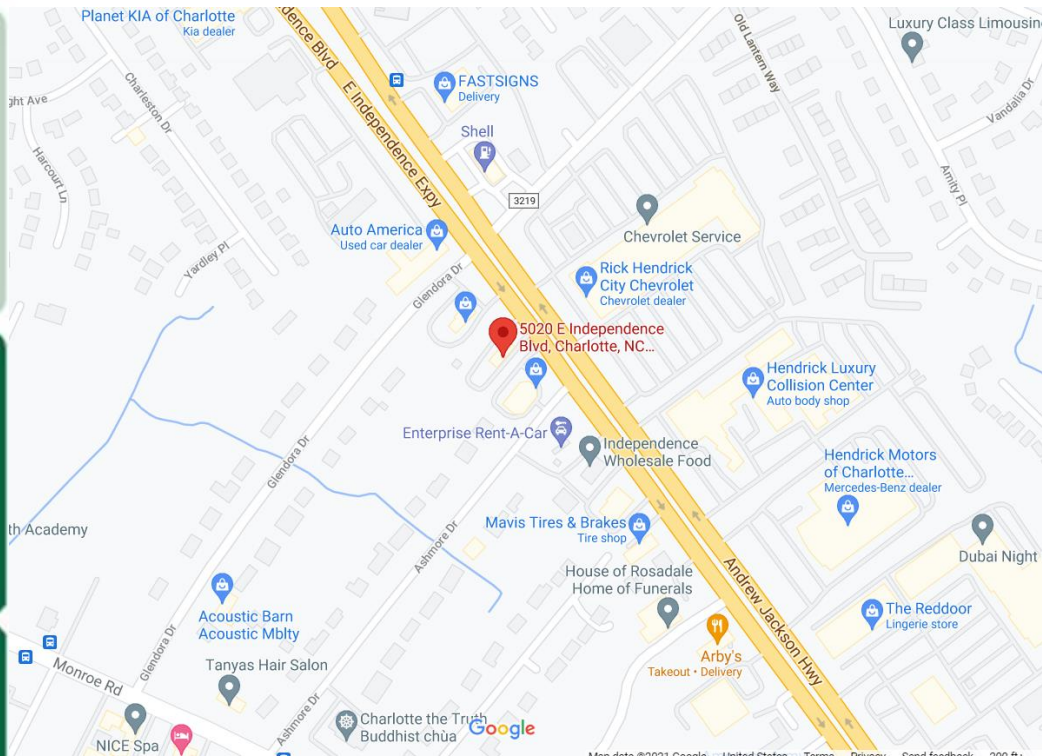
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Aerial Map



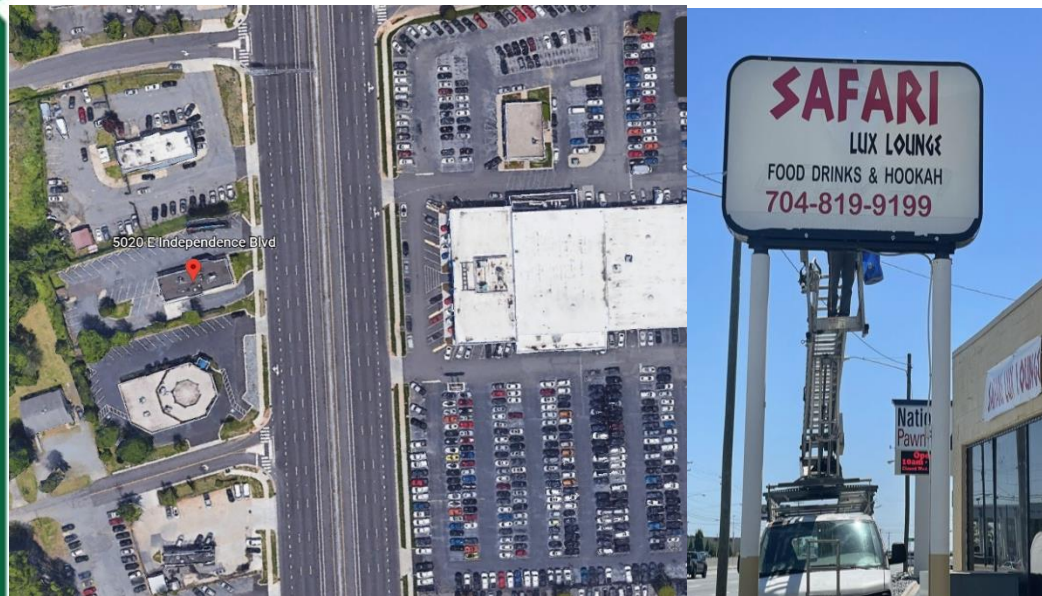
Traffic Count

➤ 64,800 Cars per day

Demographics

<u>2021</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	12,871	118,721	279,058
Med. Household Income:	\$44,725	\$50,395	\$59,701
Average Age:	36	36	37

Photos



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