



±4,092 SF Building on ±1.52 Acres | **FOR SALE & LEASE**
4400 SUNSET ROAD | Charlotte, NC | 28216

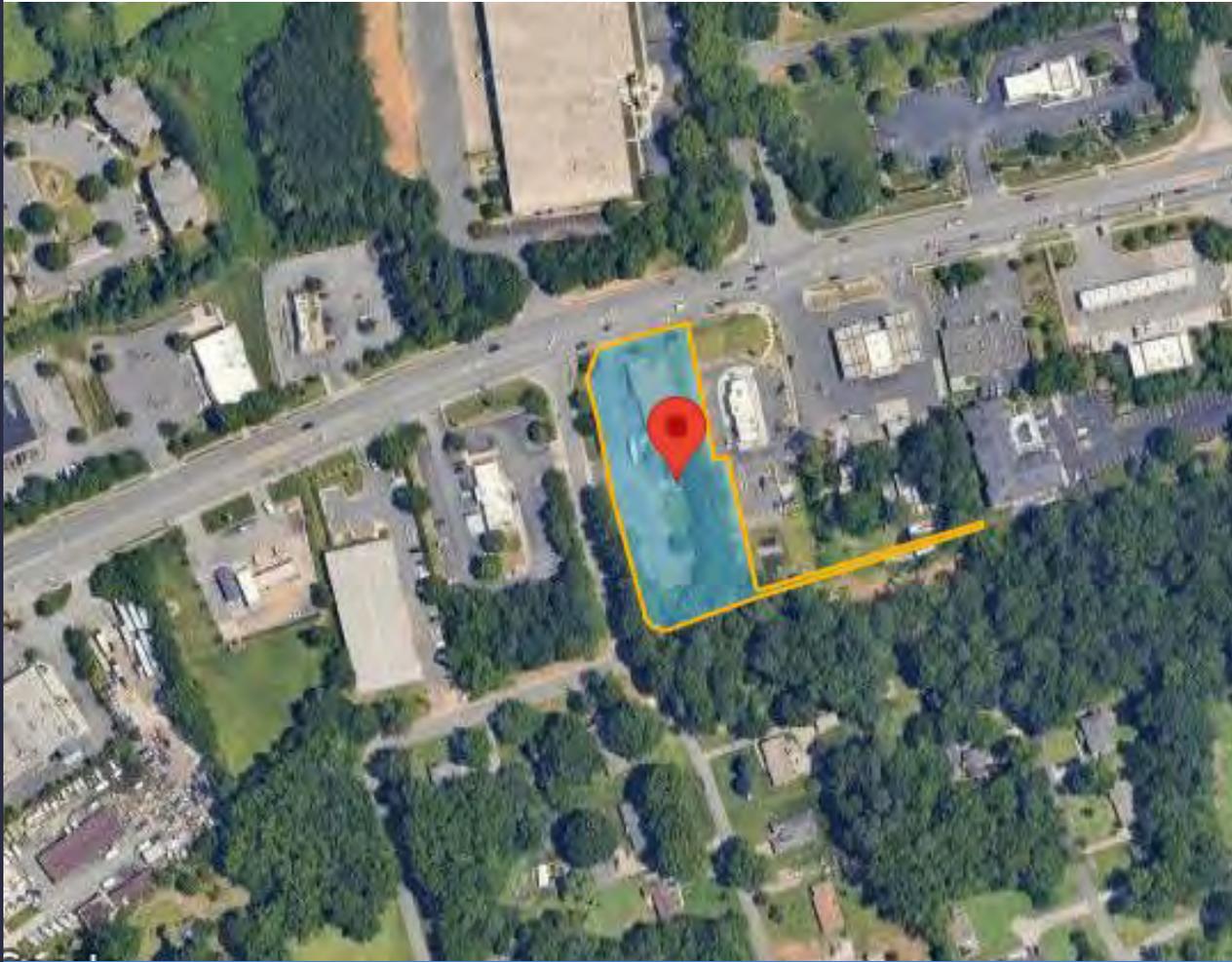


CONTACT FOR DETAILS
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4400 Sunset Road

PROPERTY OVERVIEW



AVAILABILITY	For Sale & Lease
PARCEL ID	041-233-17
BUILDING SIZE	4,092 SF
TOTAL ACREAGE	+/- 1.52 AC
YEAR BUILT	1994
ZONING	CG
SALE PRICE	Call for Pricing
LEASE RATE	\$11,500 per month MG

2nd Generation Restaurant
on +/- 1.52 ACRES

Unlock the potential at 4400 Sunset Road, ideally situated in one of Charlotte's high-growth commercial corridors. This prime property offers outstanding visibility with easy access to I-77 and I-485, positioning your business for success in one of the city's most sought-after locations.

Perfect for office, retail, or mixed-use development, this site is a rare opportunity for a national brand seeking to establish or expand its footprint in the thriving Charlotte market. Surrounded by bustling retail centers, established neighborhoods, and major employment hubs, this location provides maximum exposure and convenience. Take advantage of the flexible zoning to customize a space that aligns with your brand's needs and goals.



PROPERTY HIGHLIGHTS

Strategic Location

Situated just minutes from I-77 and I-485, this property provides seamless connectivity to major highways, making it ideal for national brands looking to expand their regional footprint.

High Visibility & Traffic

Positioned in a rapidly growing commercial corridor, 4400 Sunset Road offers exceptional exposure to high daily traffic, surrounded by established neighborhoods and retail hubs.

Versatile Development Potential

With flexible zoning, this site is perfect for a variety of uses—office, retail, or mixed-use development—catering to the growing demand in Charlotte’s thriving market.



AREA MAP & AMENITIES

1 minute to I-77

5 minutes to I-85

10 minutes to Uptown Charlotte

15 minutes to Charlotte Douglas Airport

Food & Drink

- 1 | Bojangles
- 2 | Cook Out
- 3 | Denny's
- 4 | Dunkin'
- 5 | Fortune Cookie 8
- 6 | Latino Grill
- 7 | Popeyes Louisiana Kitchen
- 8 | Subway
- 9 | Sunset Soul Food
- 10 | Starbucks
- 11 | Waffle House

Retail

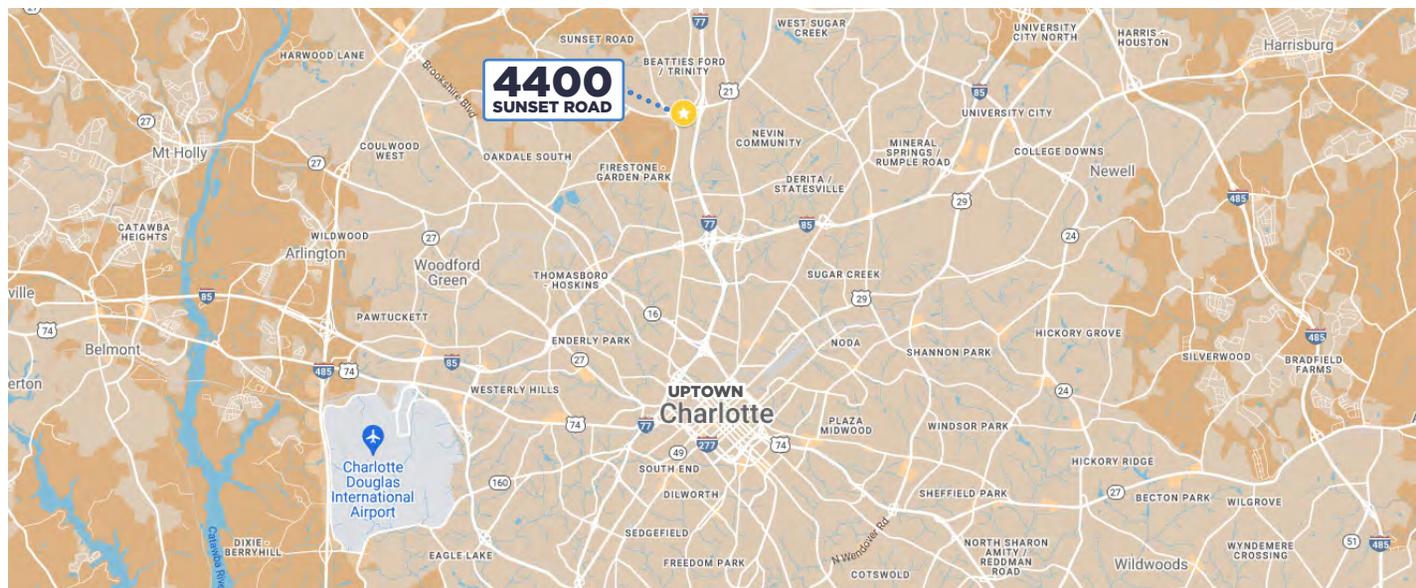
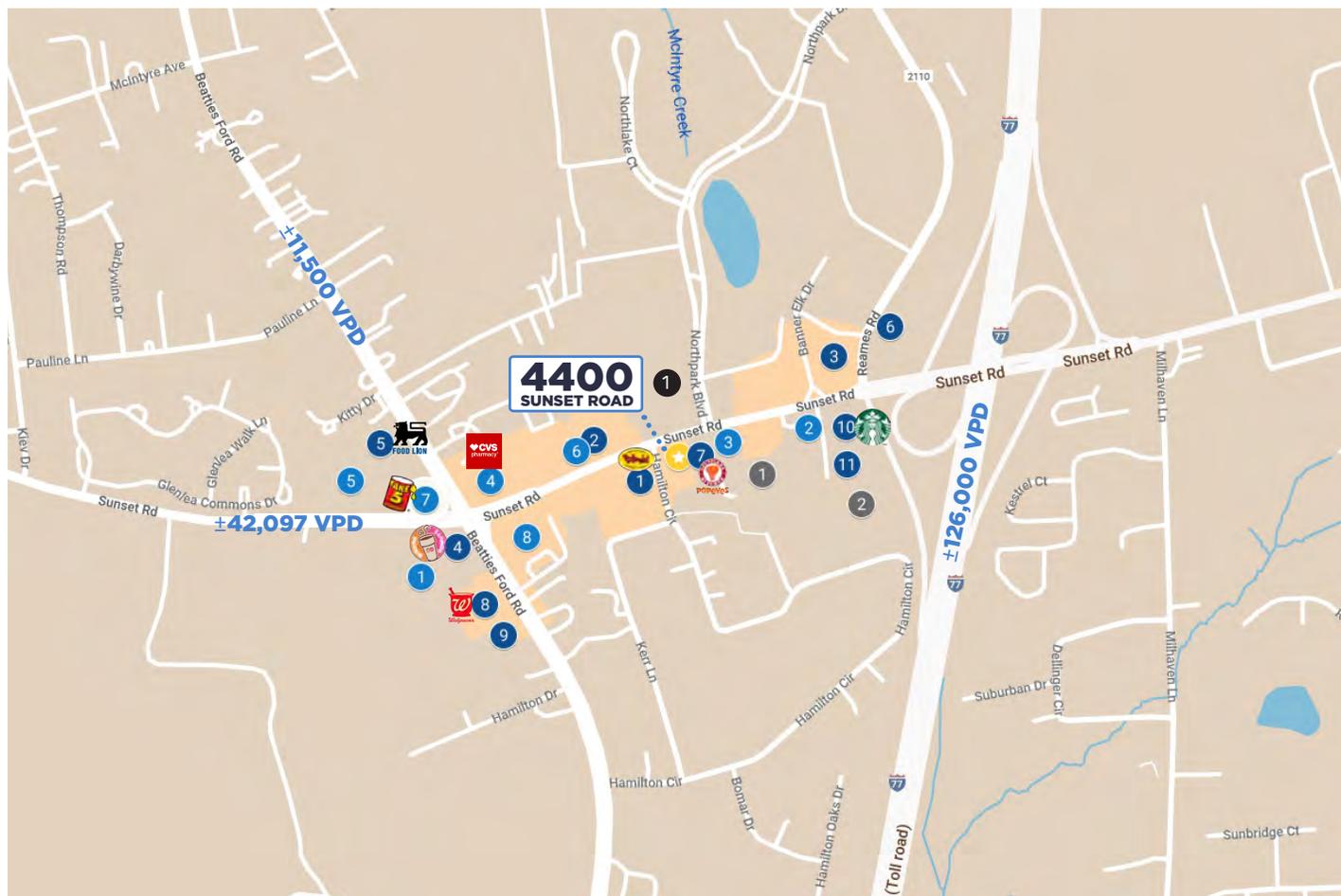
- 1 | ALDI
- 2 | Circle K
- 3 | Citgo
- 4 | CVS
- 5 | Food Lion
- 6 | Mecklenburg Co. ABC Store #10
- 7 | Take 5 Oil Change
- 8 | Walgreens

Hotels | Travel

- 1 | Microtel Inn & Suites by Wyndham Charlotte/Northlake
- 2 | Sleep Inn Northlake

NorthPark Business Park

1 | 75 acres of land, one exit north of the I-77/I-85 interchange, home to the NorthPark Business Park. This Class A, master-planned park is among Mecklenburg County's largest industrial hubs, offering over 2 million leasable square feet across 16 buildings.





4400 Sunset Road



±42,097 VPD



Population

1 MILE RADIUS	5,290 people
3 MILE RADIUS	59,584 people
5 MILE RADIUS	170,553 people



Households

1 MILE RADIUS	1,821 households
3 MILE RADIUS	21,553 households
5 MILE RADIUS	65,841 households



Median Household Income

1 MILE RADIUS	\$46,671
3 MILE RADIUS	\$53,493
5 MILE RADIUS	\$57,086



Traffic Volume

±42,097 vehicles per day
*from Sunset Road

4400 SUNSET ROAD |

CHARLOTTE, NC 28216

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



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