



1814 Rozzelles Ferry Road

Charlotte, NC, 28208



Available for Lease

+/- 1,519 SF Retail Unit

Property Overview

1814 Rozzelles Ferry Rd Available for Lease

± 1,519 SF retail space available at Five Points Center in Charlotte's rapidly growing West End. The property is located just off the Lynx Gold Line and positioned along a high-visibility corridor with steady traffic and quick access to Uptown and I-77.

Property Details

Address 1814 Rozzelles Ferry Rd | Charlotte, NC 28208

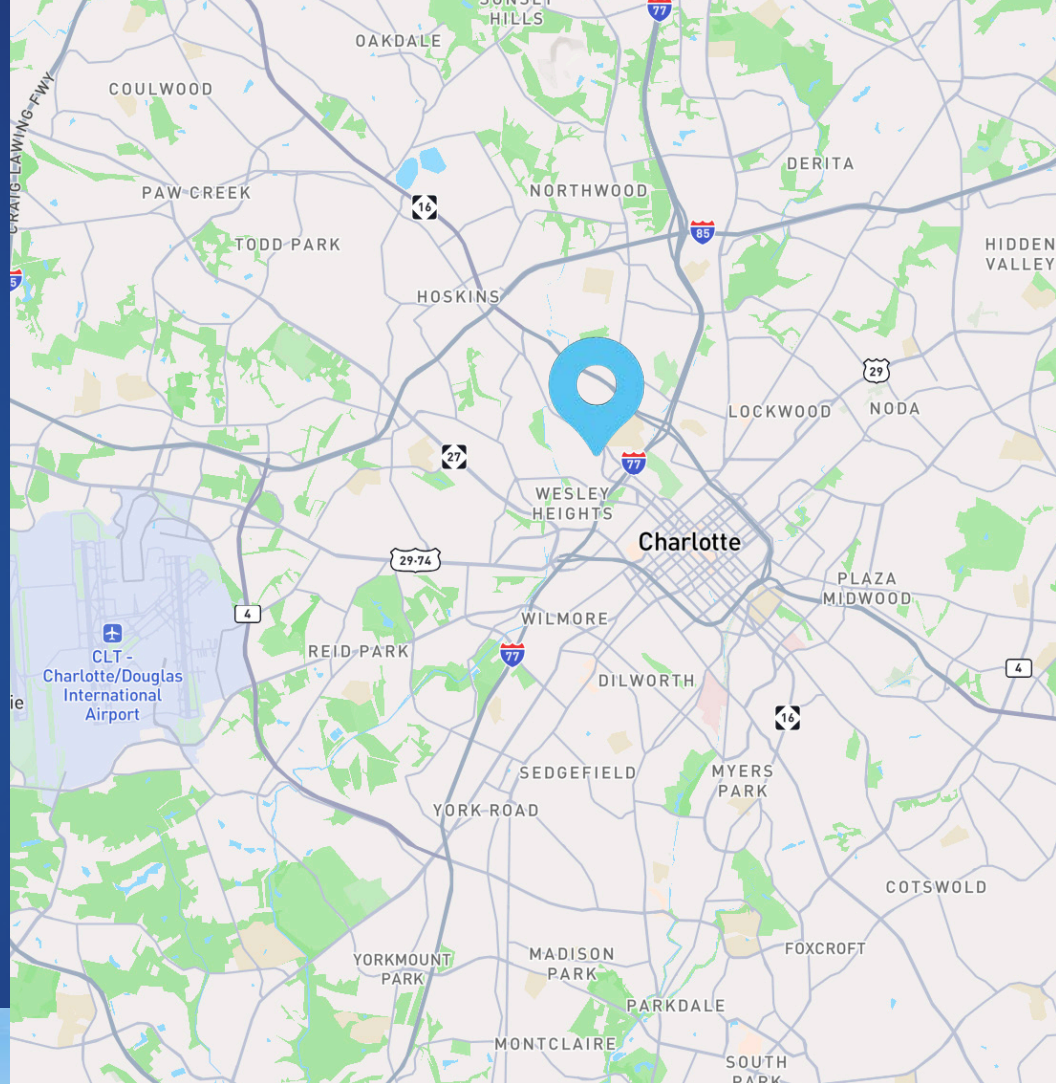
Availability +/- 1,519 SF Available for Lease

Use Retail

Zoning TOD-CC

Co-Tenants: Jet's Pizza, Big Papa's Empanadas (Coming Soon), Smoke Shop, Polo's Homemade Italian Water Ice

Traffic Counts Rozzelles Ferry Rd | 8,000 VPD
Beatties Ford Rd | 12,000 VPD



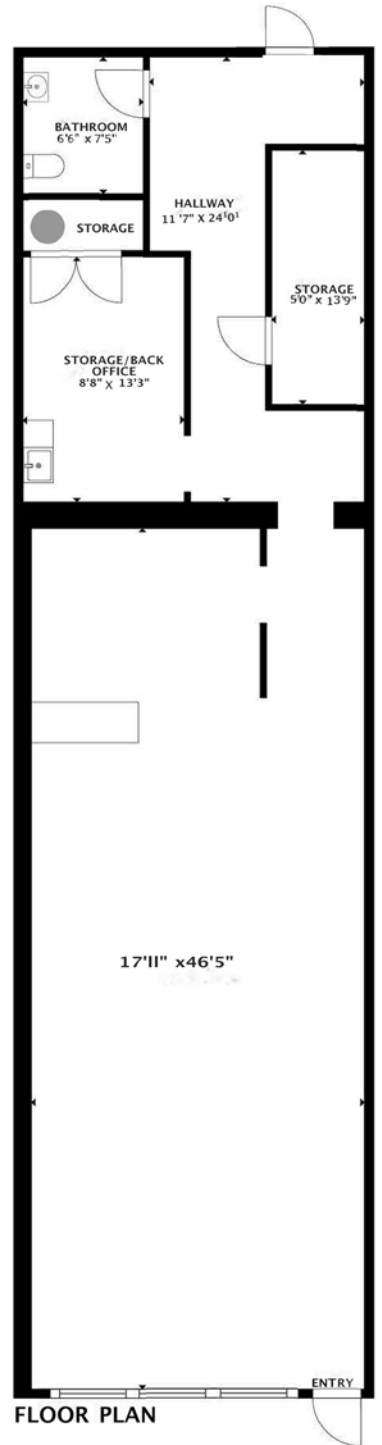
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	12,789	112,632	294,517
Avg. Household Income	\$118,974	\$105,037	\$116,659
Median Household Income	\$71,638	\$67,596	\$73,608
Households	5,849	50,530	131,422
Daytime Employees	4,118	44,719	194,231

Available

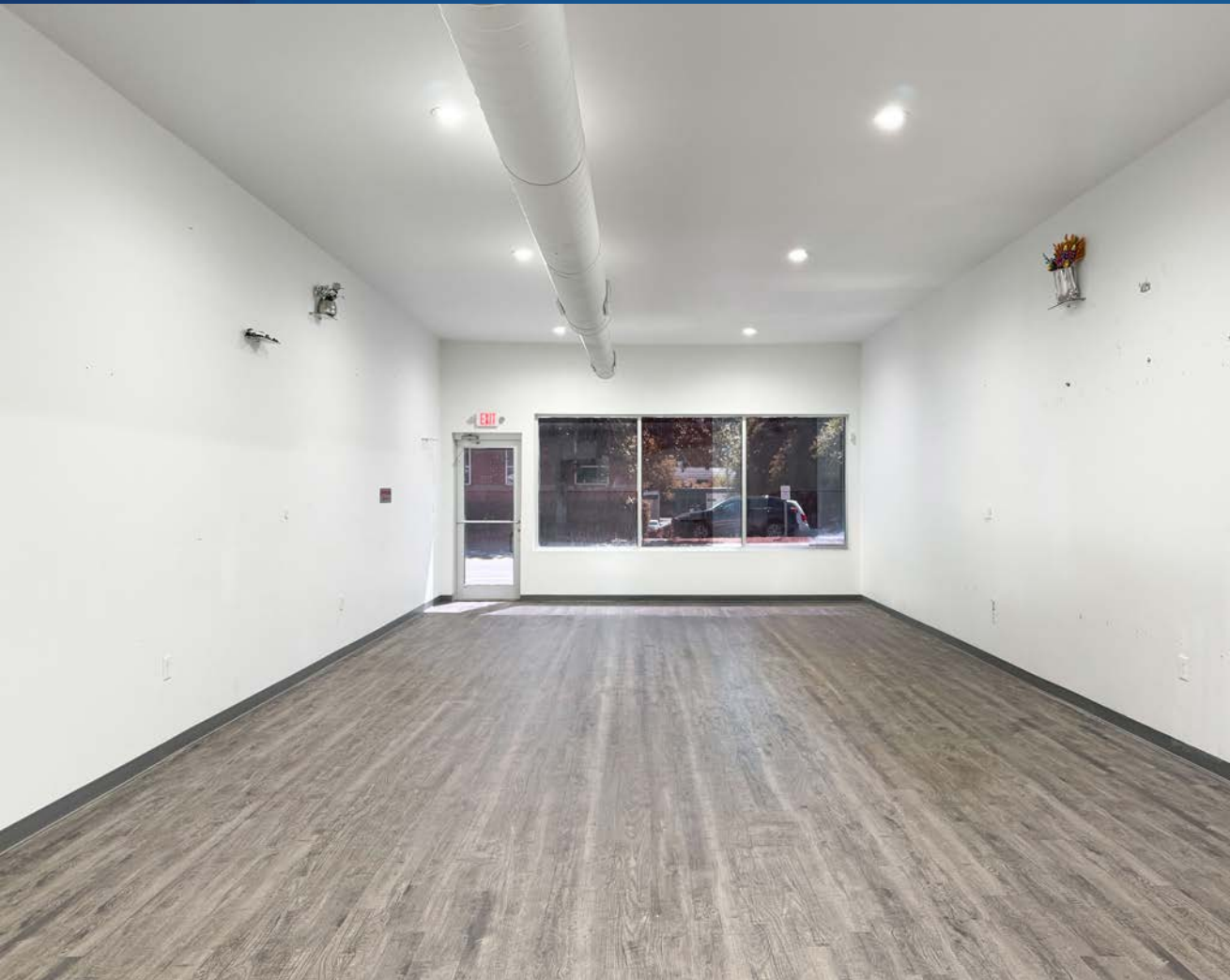
+/- 1,519 SF

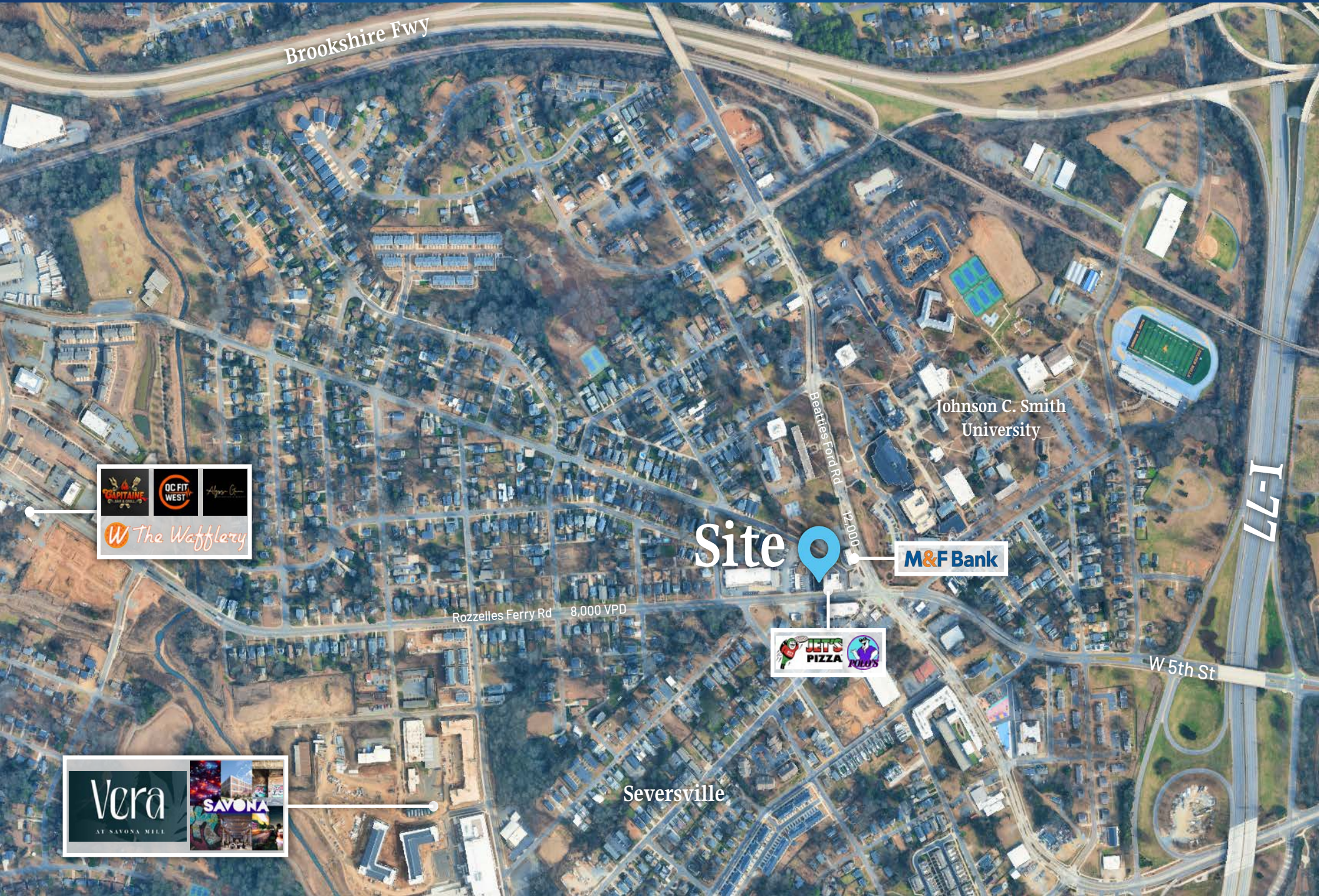
 Virtual Tour



FLOOR PLAN

Property Photos





Brookshire Fwy

Johnson C. Smith University

Site

M&F Bank

Rozzelles Ferry Rd 8,000 VPD

Beatties Ford Rd 12,000

W 5th St

Seversville

SPRINTANE
QC FIT WEST
The Wafflery

JETS PIZZA
PIZZA

Vera
AT SAVONA MILL
SAVONA

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.