



Prime Commercial Land Opportunity 275 Archdale Dr ±2.19 Acres

Charlotte, NC

OFFERING MEMORANDUM



275 Archdale Dr
Charlotte, NC 28217

Prime Commercial Land Opportunity



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Executive Summary

We are pleased to present the exclusive opportunity to acquire ±2.19 acres of prime commercial land located at 275 Archdale Drive in Charlotte, North Carolina. Zoned B-1 (CD), this parcel offers exceptional versatility for developers looking to capitalize on the region's rapid expansion. Positioned in a high-demand corridor with direct visibility and access, the site is perfectly suited for a variety of uses, including retail, office, or service-oriented developments.

Strategically situated just off Nations Ford Road near Exit 4 of Interstate 77, the property benefits from superior connectivity to the greater Charlotte metropolitan area. This accessibility ensures a steady flow of traffic and ease of commute for future tenants or customers. Charlotte remains one of the fastest-growing cities in the United States, driving consistent demand for commercial real estate in well-connected submarkets like this one.

The surrounding area boasts robust demographics, featuring a median household income of \$74,658 within a three-mile radius.

Investment Highlights



±2.19 Acres zoned B-1 (CD) in a high-demand commercial corridor



Direct accessibility to I-77 via Nations Ford Road (Exit 4)



Located in Charlotte, one of the fastest-growing cities in the U.S.



Strong area demographics with \$74,658 Median HH Income

Property Features

275 Archdale Dr, Charlotte, NC 28217



Property Details

Address	275 Archdale Dr, Charlotte, NC 28217
Lot Size	±2.194 Acres
Zoning	B-1 (Neighborhood Business)
APN	169-182-10
Topography	Flat / Level
Municipality	City of Charlotte



Mecklenburg County
Population

1,163,701

Market Demographics | 1, 3, 5 Mile Radius

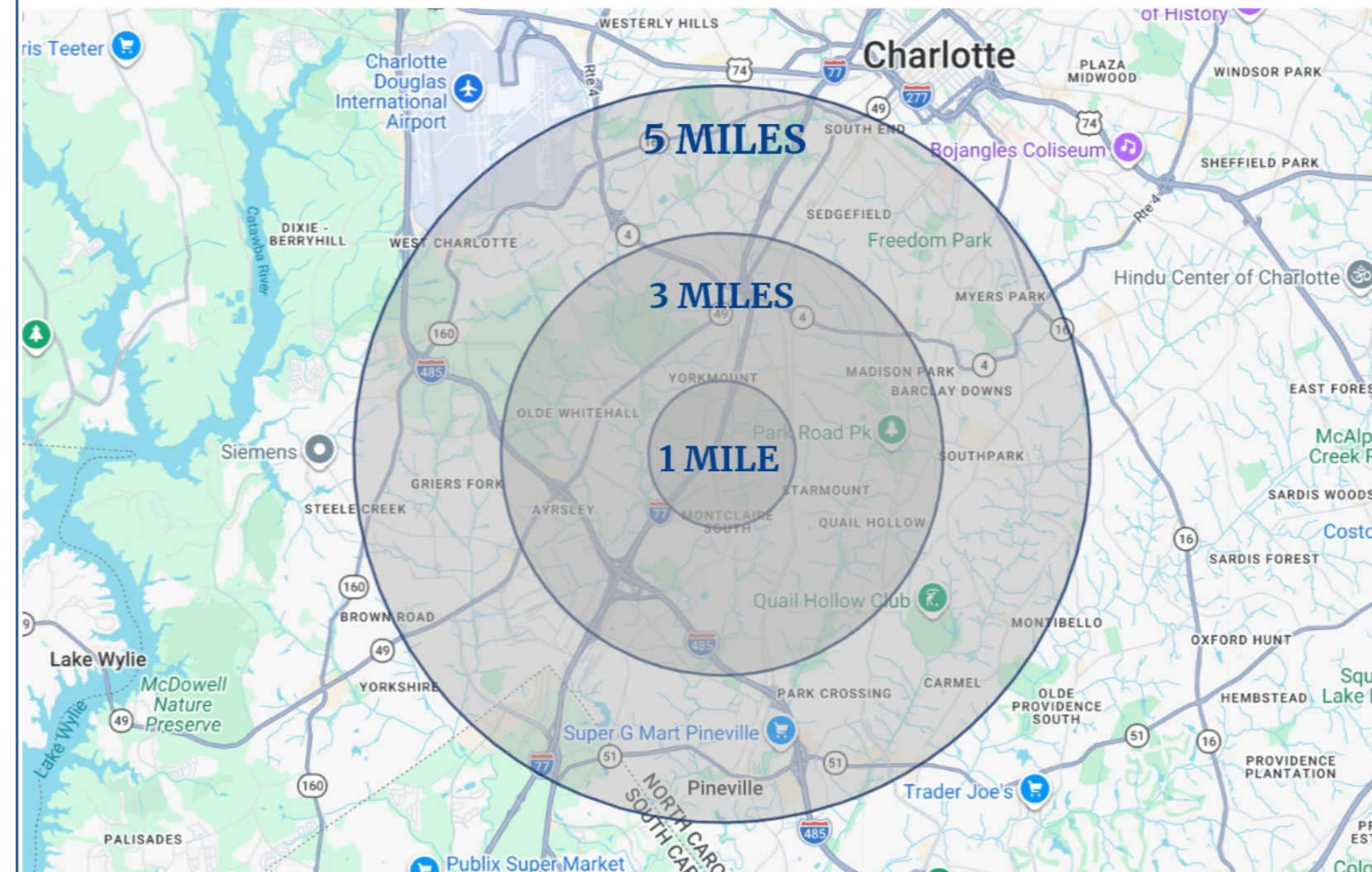
Population



Households



Median Household Income



Development Potential

B-1 (Neighborhood Business)

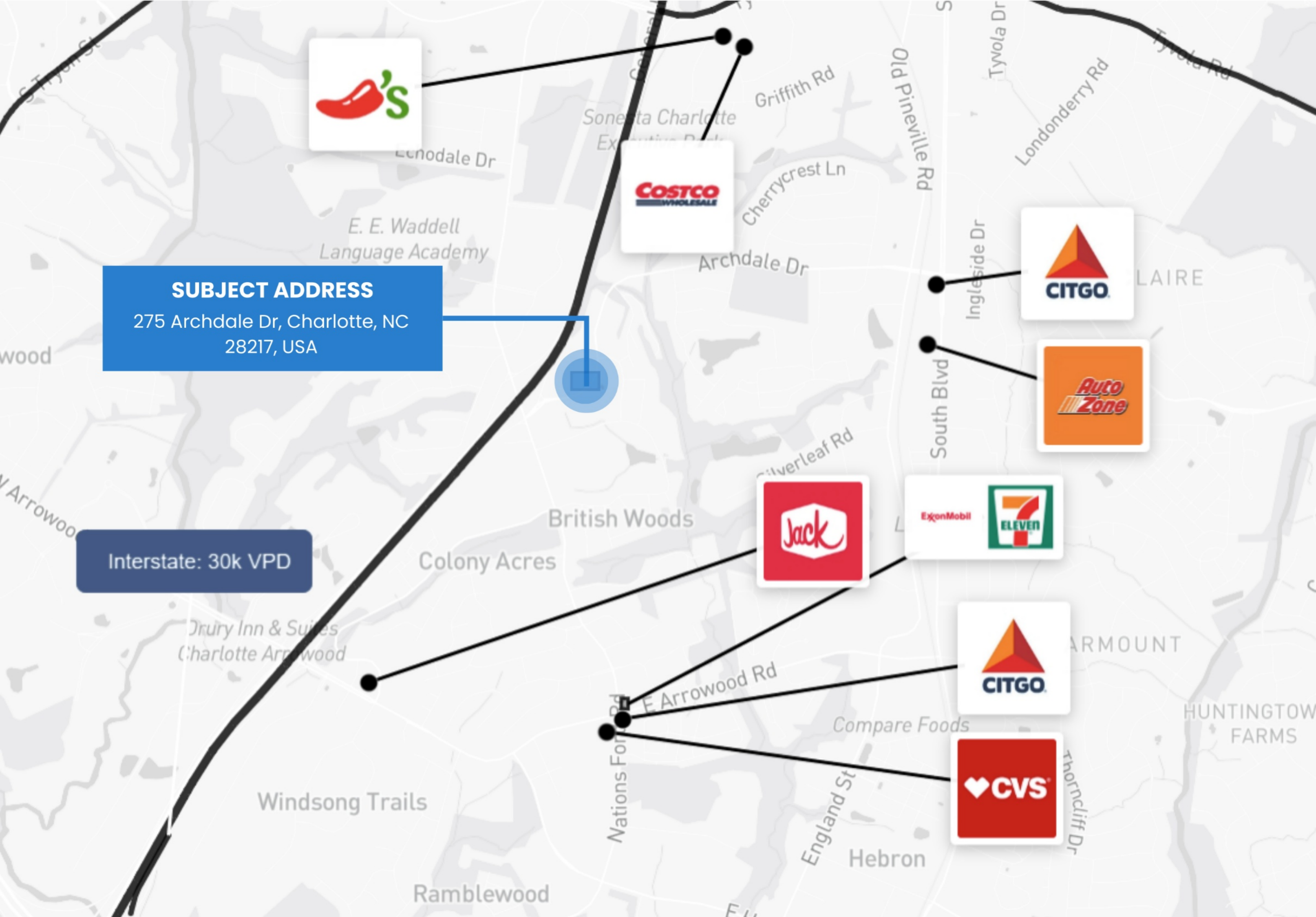
The subject property is zoned B-1 (Neighborhood Business), which is intended to accommodate a broad range of retail, service, and office uses that serve the surrounding residential neighborhoods. This designation typically permits low-intensity commercial development compatible with adjacent housing.

The flat topography and existing stormwater infrastructure (Post-Construction Controls Easement) provide a head start for development. The site's position within the South Charlotte trade area, surrounded by established national retailers, supports immediate demand for new commercial inventory.

Permitted Uses	
Retail & Services	Bakeries, drugstores, grocery, hardware
Professional Offices	Medical, dental, legal, general office
Personal Services	Barber/beauty shops, dry cleaning
Restaurants	Neighborhood scale dining, cafes
Financial Services	Banks, credit unions, advisors
Medical Clinics	Outpatient care, optometry
Government	Post offices, police/fire stations

Prohibited Uses
<ul style="list-style-type: none">• Automobile/Motorcycle Sales• Convenience Stores with Gasoline Sales• Animal Crematoriums• Civic/Social Service/Fraternal Facilities• Dwellings• Equipment Rental with Enclosed Building• Fences/Fence Material Sales• Accessory Drive-through facilities associated with eating/drinking/entertainment establishment

Location & Amenities



SUBJECT ADDRESS
275 Archdale Dr, Charlotte, NC
28217, USA

Interstate: 30k VPD

Parcel Boundary

Visual representation of the ±2.19 acre parcel boundaries.



Landmark Proximity



0.2 Miles to
Interstate 77



7 Miles to Uptown
Charlotte



1.2 Miles to
Interstate 485



10 Miles to Charlotte -
Douglas International
Airport

CabinLife Storage

SUBJECT ADDRESS

275 Archdale Dr, Charlotte, NC
28217, USA



Charlotte, NC Overview

Charlotte is one of the fastest-growing cities in the United States, attracting an average of 157 new residents daily. The city's robust economy is driven by a diverse mix of industries, including finance, energy, and healthcare, making it a major commercial hub in the Southeast.

The property's strategic location on the I-77 corridor places it within a high-growth zone, benefiting from the region's continuous in-migration of young professionals and a business-friendly tax environment. This corridor serves as the primary engine for regional growth, connecting major residential and commercial submarkets.

Recent economic wins, including the relocation of major corporate headquarters like Scout Motors and Daimler Truck Financial Services, underscore Charlotte's appeal. Billions are being invested in infrastructure, including express lanes and transit systems, to support the sustained population and economic expansion, further solidifying the city's status as a top-tier market for investment.

Disclaimer

Ardor CRE has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using financial software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated computer files.

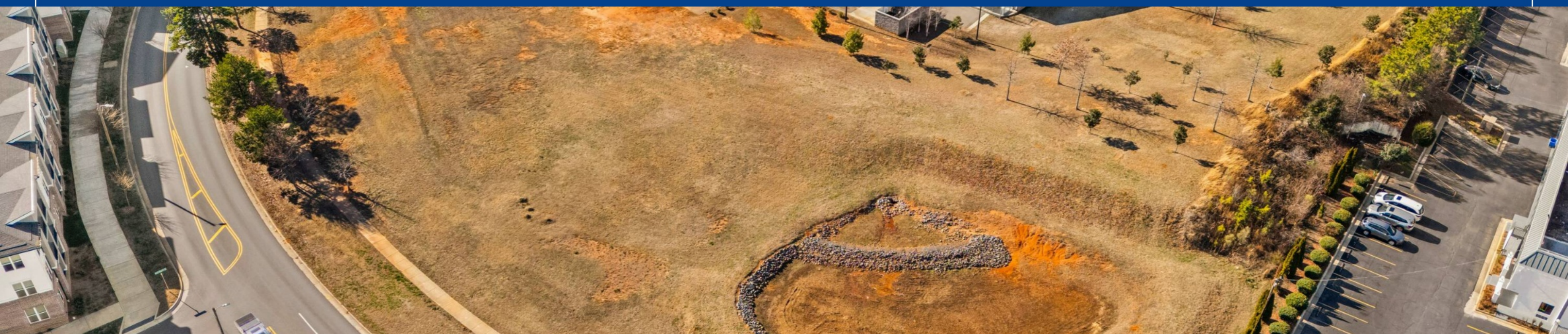
Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



ARDOR COMMERCIAL
ADVISORS, LLC

Ardor Commercial Advisors

Thank you.



Investment Contacts



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