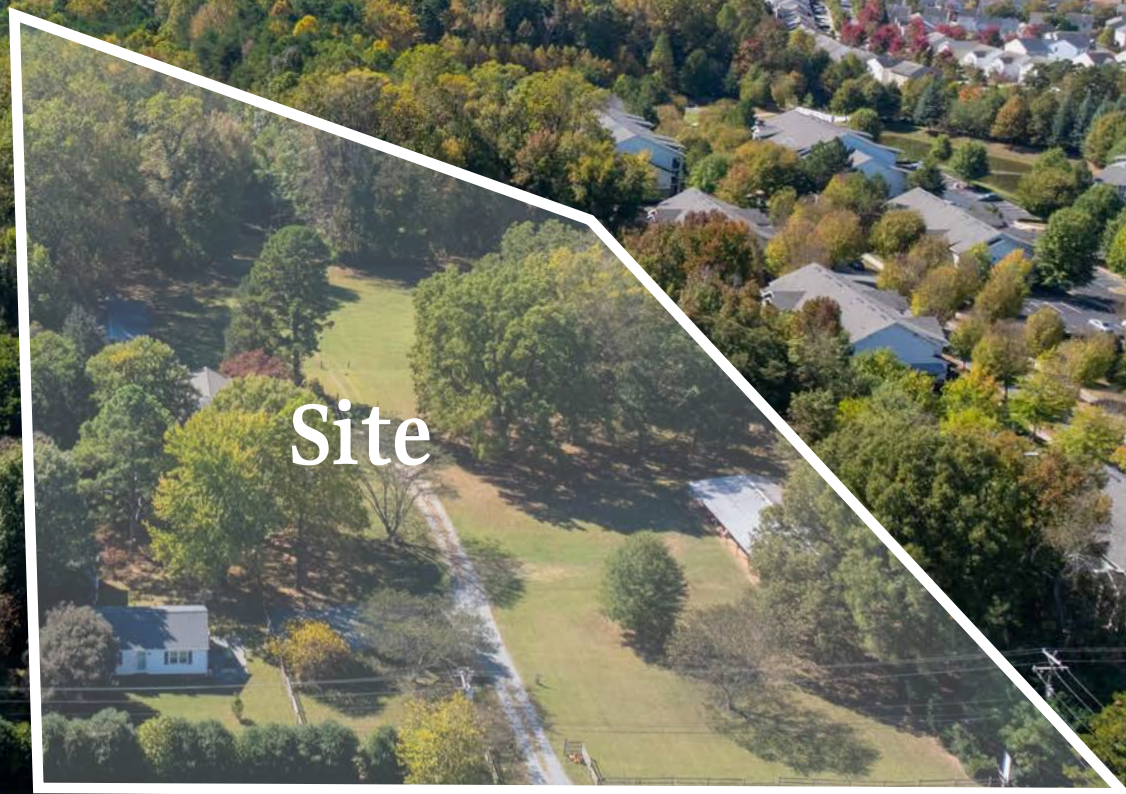




Reames Road Daycare

Charlotte, North Carolina 28216



Available for Sale

+/- 4.34 AC Land

Daycare / Early Education Development Opportunity

Property Overview

Reames Road Daycare

Available for Sale

±4.34 acres across four contiguous parcels in northwest Charlotte's growing 28216 corridor, offering strong frontage along Reames Road with excellent visibility and access.

The site is ideally suited for a purpose-built daycare or early education facility, supported by a conceptual site plan that demonstrates an efficient layout, dedicated drop-off and pick-up circulation, and well-positioned outdoor play areas.

Zoned N1-A, the property permits daycare use by right and is served by water and sewer, providing a straightforward path to development without the need for rezoning.

Property Details

Address 9009, 9021, 9017, 9019, Reames Rd | Charlotte, NC 28216

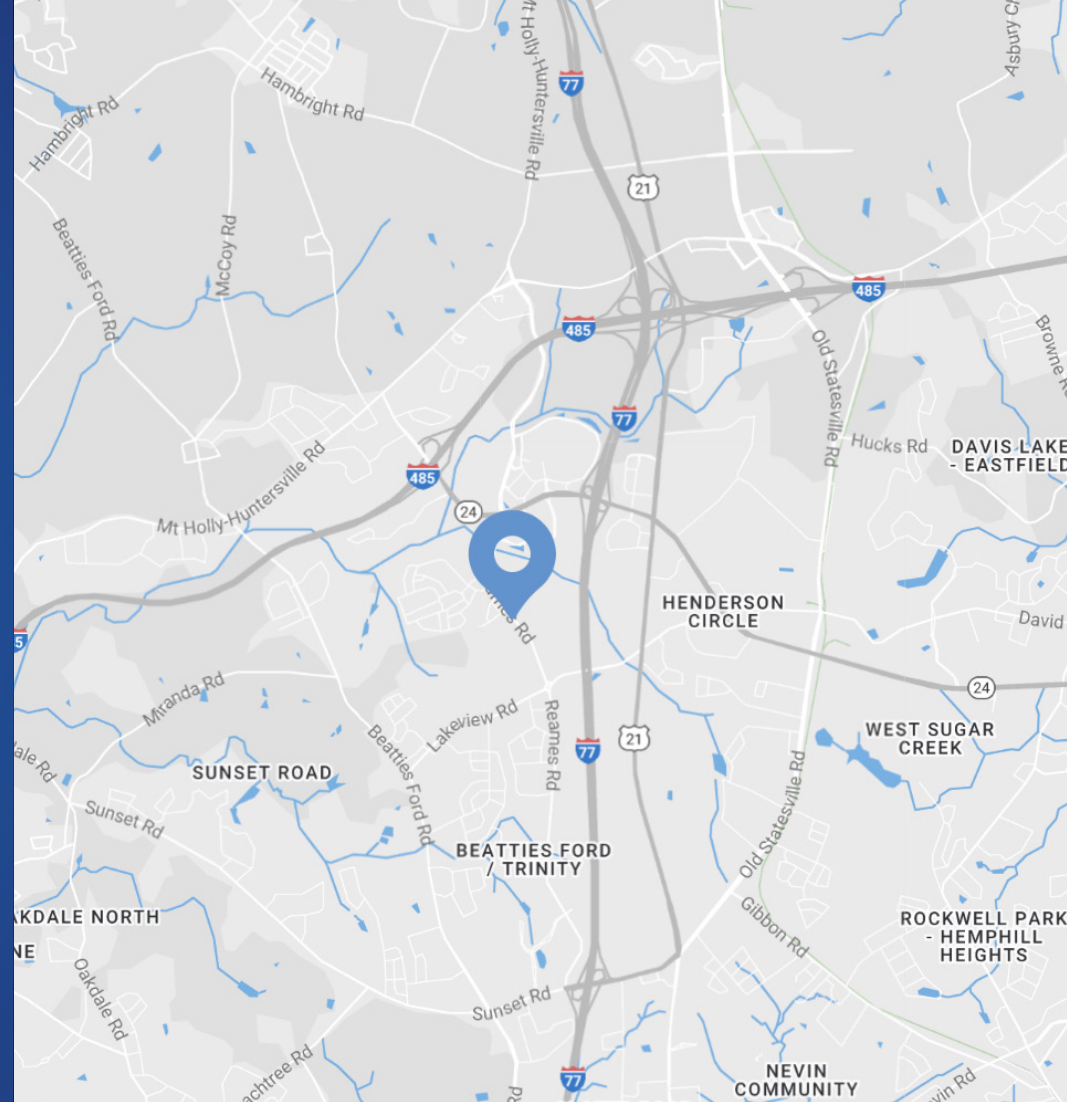
Availability +/- 4.34 AC Site Available for Sale

Parcel IDs 02514101, 02514102, 02514103, 02514104

Zoning N1

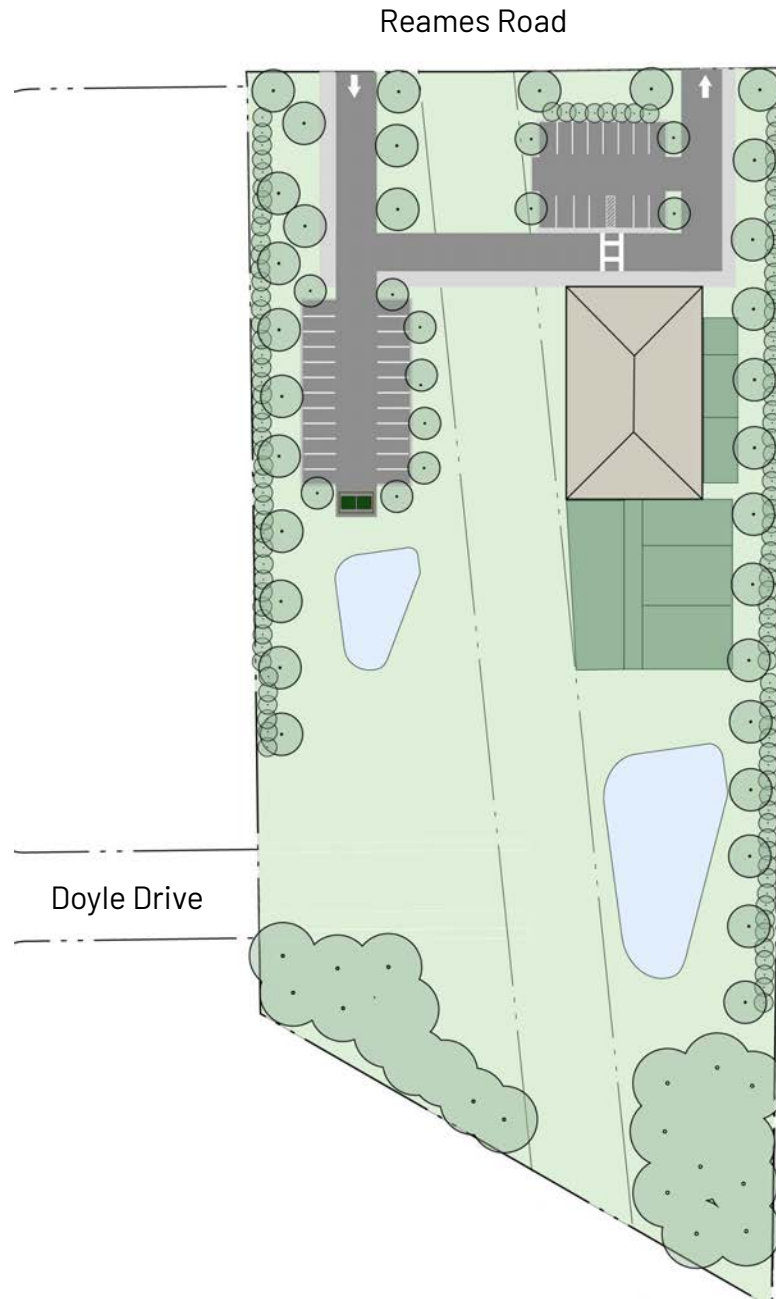
Traffic Counts Reames Rd | 17,500 VPD

Sale Price Call for Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	10,785	50,149	145,034
Avg. Household Income	\$86,946	\$100,321	\$107,778
Median Household Income	\$69,436	\$79,721	\$82,004
Households	4,825	19,392	57,204
Daytime Employees	7,491	27,603	64,473



Concept Highlights

- ±10,000 SF building footprint
- 37 parking spaces + 2 ADA
- Dedicated drop-off / pick-up loop
- Separate staff parking
- Large fenced outdoor play area

Conceptual Site Rendering





Highland Park at Northlake
240 Multifamily Units

Doyle Dr

Finn Hall Ave

Reames Rd

17,500 VPD

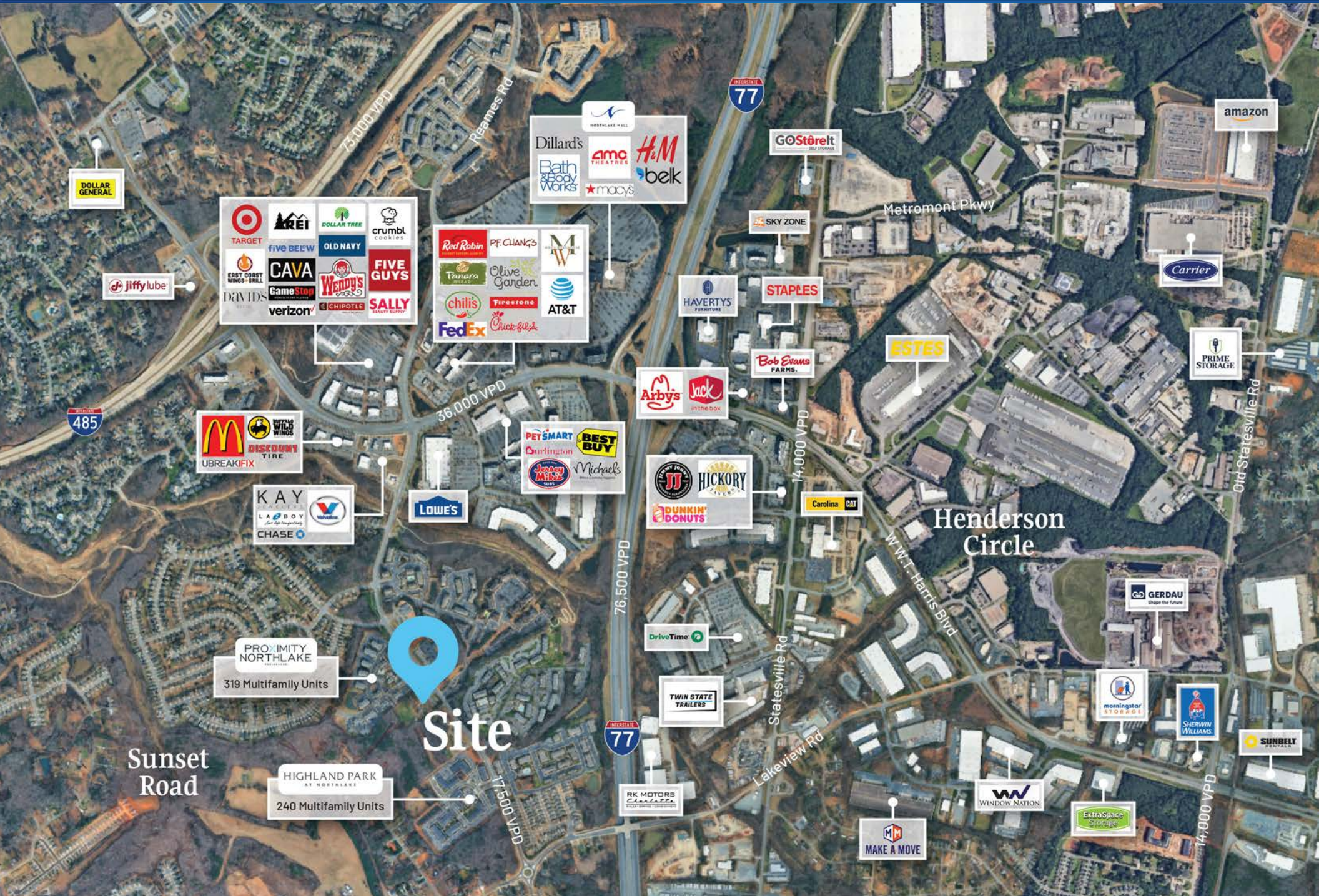
+/- 1.563 AC
02514101

+/- 1.0 AC
02514102

+/- 0.66 AC
02514103

+/- 0.603 AC
02514104

Market Overview



Contact for Details

Rusty Gibbs

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rusty@thenicholscompany.com

PROXIMITY
NORTHLAKE
RESIDENCES

319 Multifamily Units

Site

HIGHLAND PARK
AT NORTHLAKE

240 Multifamily Units



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

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Charlotte, NC 28204

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.