

PARK ROAD/TYVOLA PARCEL FOR SALE OR LEASE

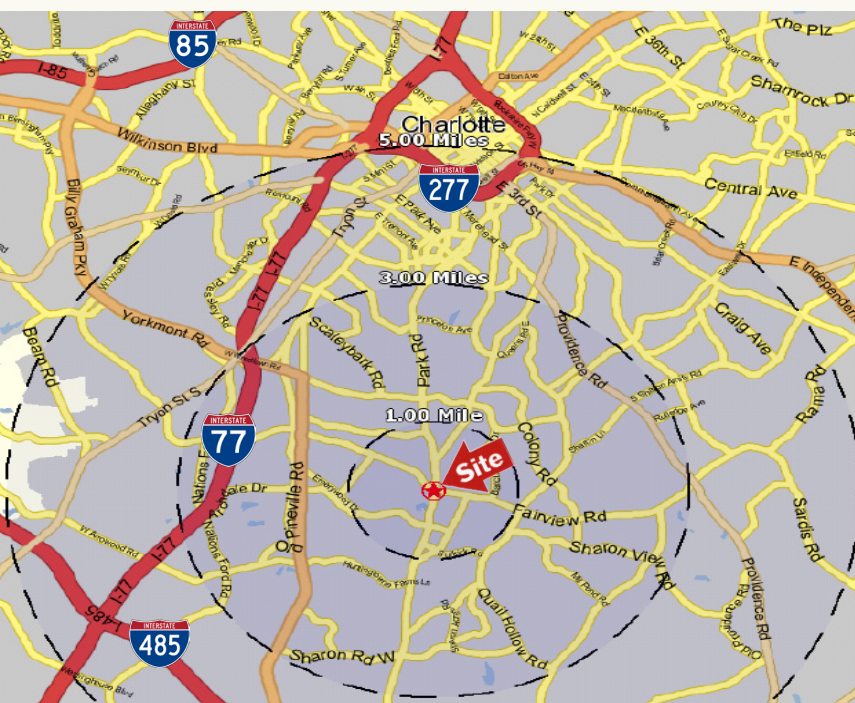
5606 PARK ROAD, CHARLOTTE, NC 28209



Traffic Counts (2008 AADT):
32,000 VPD on Tyvola Rd.
26,000 VPD on Park Rd.

Property Details:

- Rare prominent large corner parcel near SouthPark Mall.
- Strong SouthPark demographics plus high traffic counts on 2 main commuter routes - Park Road and Tyvola/Fairview Roads.
- Commercial uses possible with rezoning.
- Will seek to add Right-In-Right-Out driveway on Tyvola.



Demographic Snapshot (2010 Est.)

	1mi	3mi	5mi
Population	7,842	88,448	202,164
Ave. HHI	\$82,762	\$104,023	\$97,156

**COLLETT &
ASSOCIATES**

1111 Metropolitan Avenue, Suite 700 Charlotte, NC 28204
 704-206-8300 ph 704-335-8654 fx
 Mailing Address: P.O. Box 36799 Charlotte 28236-6799

CONTACT:

Ry Winston
 704-206-8312 direct
 rwinston@collett.biz
 www.collett.biz