

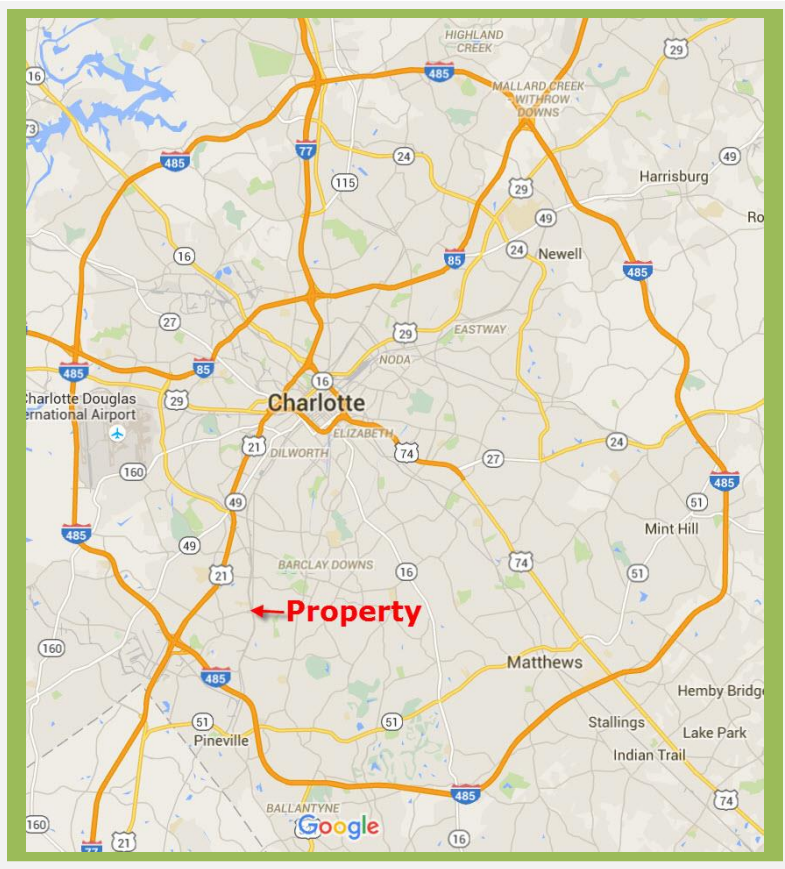
**FOR SALE- 11.81 Acres  
Near Arrowood Light Rail Station**

801 E Arrowood Rd, Charlotte, NC 28217



**Development Opportunity**

- Former Walmart Property
- Flat Topography
- 11.85 Acres
- 122,000 SF Building
- ¼ Mile from Light Rail Station
- Site is part of Arrowood Transit Station Area Plan
- TOD Zoning Opportunity



**\$6,744,600 (\$13.11/SF)**

**Demographics**

**5 Mile Ring**

<b>Population</b>	177,784
<b>Avg. HH Income</b>	\$90,847
<b>Total Business</b>	12,665
<b>Total Employees</b>	182,885

**Traffic Counts**

<b>South Boulevard (US 521)</b>	24,000 VPD
<b>E Arrowood Road</b>	14,400 VPD

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