



**PRICE REDUCED**

# QuikTrip Surplus Land For Sale

Albemarle & Blair Road  
Charlotte, NC 28227

**Collett**   
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# Albemarle & Blair Road

## Property Information

- QuikTrip surplus land for sale. Located at the intersection of Albemarle and Blair Road in Mecklenburg County, NC.
- **Price Reduced: ~~\$1,350,000~~ \$1,250,000**
- Size: ±2.56 Acres
- Parcel ID: 11123341
- Zoning: B-1 (CD)

## DEMOGRAPHICS (2022)

	1 mile	3 miles	5 miles
Population	1,798	26,323	73,136
Projected Pop.	1,912	28,258	79,531
Avg. HH Income	\$85,286	\$84,972	\$87,302

## TRAFFIC COUNTS

Albemarle Road	39,322 VPD
Blair Road	11,263 VPD
Rocky River Church Rd	6,768 VPD



# Albemarle & Blair Road

## Preliminary Survey

