



Vacant Land For Sale - ±1.52 Acres

5260 & 5242 NC Hwy 49 | Harrisburg, NC 28075



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Harrisburg, NC

Property Information

- Vacant Land for Sale - ±1.52 Acres
- Address: 5260 & 5242 NC Hwy 49, Harrisburg, NC
- Zoning: NC (Neighborhood Commercial)
- Ideal for Medical, Dental, Retail, Day Care, Bank or Dine-in Restaurant
- Water & Sewer Available
- Excellent visibility from heavily trafficked Hwy 49
- Please call for Pricing

DEMOGRAPHICS INFORMATION

	1 mile	3 mile	5 mile
Population	4,659	48,978	128,585
Project Pop (2028)	5,078	51,938	137,272
Average HH Income	\$95,934	\$112,054	\$102,427

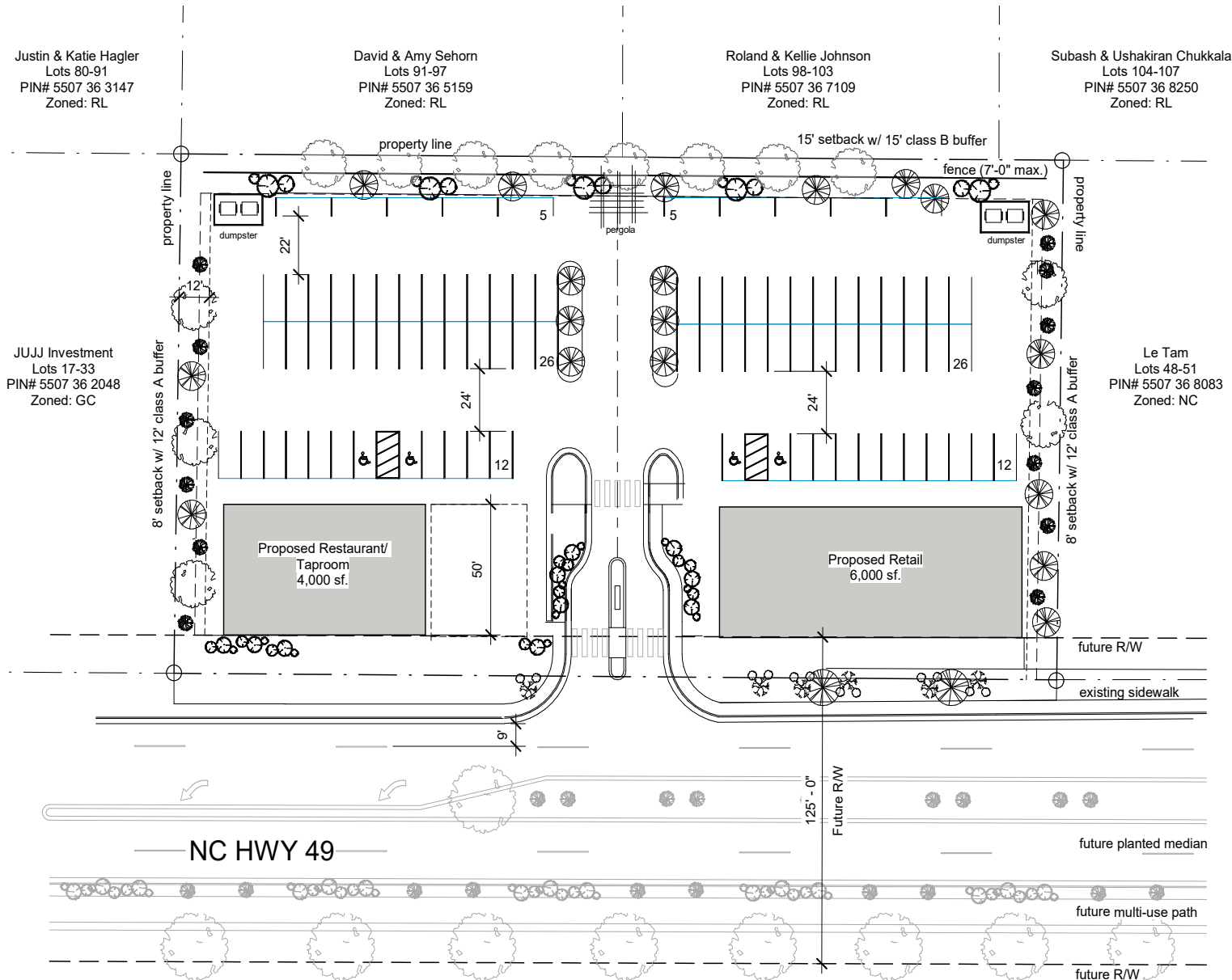
TRAFFIC COUNTS

NC 49	33,919 ADT
I-485 (S)	50,249 ADT



Harrisburg, NC

Proposed Site Plan



Site Information:

Lot Size: 1.59 acres (69202 ft²)

Parcel Identification #: 5507 36 6000 (Lots 34-43)
5507 36 7071 (Lots 44-47)

Zoning: Neighborhood Comerical (NC)
(formerly B-1)

Proposed Development:

Restaurant/ Taproom:
(4,000 sf. + outdoor seating)

Retail: 6,000 sf. (office/ mercantile)

Parking Requirements:

Total Square Footage: 10,000 sf.

Restaurants - Min: 1 per 3 seats, Max: 1 per 50 GFA
Retail - Min: 1 per 300 GFA, Max: 1 per 150 GFA

Required Retail: 20 spaces min
Required Restaurant: 67 spaces min
(60% of gross area dedicated to dining- 2,400 sf.
@ 15 sf. per occupant = 160 ppl + outdoor seating (40 ppl)
= 200 ppl total / 3 = 66 spaces).

Total Required: 86 spaces
Total Provided: 86 spaces