

**Do Not Disturb Manager, Employees or Customers on site.**



## PROPERTY DETAILS

- ✓ Built in 2012
- ✓ Approximately 100' tunnel with 16 vacuums
- ✓ Cross access to traffic signal at Sandy Porter Rd.
- ✓ Serving Ayersley area and Steele Creek communities—high growth rates.
- ✓ High volume traffic area



## TRAFFIC COUNTS

SOUTH TRYON STREET	43,000 ADT
SANDY PORTER ROAD	10,300 ADT

## DEMOGRAPHICS:

	1-MILE	3-MILE	5-MILE
POPULATION	6,457	49,767	138,894
AVG HH INCOME	\$78,472	\$76,104	\$85,765
2018-2023 POP GROWTH	2.09%	2.34%	2.28%
NUMBER OF BUSINESSES	844	3,099	7,164
AVERAGE DAYTIME POP	17,987	109,457	210,343

**PRICE: CONTACT AGENT FOR DETAILS/  
SUBJECT TO NDA**

STERLING PROPERTIES GROUP, INC.



### Matt Wall

Owner | Broker-in-Charge | Location & Site Selection Advisor

Office: 704-541-0901

Cell: 704-995-9975

matt.wall@sterlingpropertiesgroup.com



7227 Pineville Matthews Road  
Suite 600  
Charlotte, NC 28226

📞 704-541-0901 (office)

✉ info@sterlingpropertiesgroup.com

🌐 www.sterlingpropertiesgroup.com

🐦 #SterlingProps

📱 SterlingPropertiesGroup

📺 @sterling.properties





## About Southwest Charlotte, North Carolina

Greenway Express Carwash is located on South Tryon Street which is the major commercial corridor connecting Uptown Charlotte to the north all the way to South Carolina. The site is less than a mile from the interchange with the I-485 Loop and also close to I-77.

South Tryon Street carries a heavy daily stream of commuters, shoppers and local residents to the multitude of retail businesses including the adjacent Ayrley, a vibrant mixed-use community with 20+ restaurants, hotels, movie theatre, offices, residential, banks, boutiques and more.

It also carries commuters from their homes to the south of the site to Uptown Charlotte or to pick up I-485 to head towards other destinations.

Another area destination is Whitehall Corporate Center which is a 700-acre master planned development that includes corporate office park, a technology park, a retail district, residences and a nature preserve making it a fully integrated, mixed-use regional center.

Further south along South Tryon is the Steele Creek Township in suburban Charlotte, with a population 52,000 at last census (Wikipedia), which is buzzing with expanded development, both residential and commercial, resulting in an influx of new residents, retail businesses and service providers. Steele Creek scored North Carolina's newest upscale outlet center, Charlotte Premium Outlets, home to 100 notable outlet retailers such as Coach, Cole Haan, Kate Spade, Fossil, J Crew, Eddie Bauer.

**Disclaimer:** The info contained herein was obtained from sources believed to be reliable; however Sterling Properties Group, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes in price or conditions prior to sale or lease, or withdrawal without notice.