

SALE

13908 E INDEPENDENCE BLVD

13908 E Independence Blvd Indian Trail, NC 28079



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to present 13908 Independence Blvd, a 5,400 SF automotive service facility located directly on US Highway 74 (Independence Blvd) in Indian Trail, NC. The property is vacant and available for an investor seeking a value-add opportunity or an owner-user.

The building features 8 service bays with 14 ft high by 11 ft wide bay doors and 18 ft warehouse ceiling heights, providing the clearance needed for full-size trucks, vans, and commercial vehicles. A finished office with 2 restrooms serves as the customer-facing front of house, while a 1,270 SF upper-level storage area offers additional space for parts inventory, equipment, or future buildout.

The property is equipped with 200 AMP electrical service supported by multiple panels and dedicated high-voltage circuits for automotive lifts, alignment equipment, air compressors, and shop equipment. This infrastructure makes the facility truly turnkey for a wide range of automotive service operations including auto repair, tire sales, quick lube, transmission service, or similar uses.

PROPERTY DESCRIPTION CONT

Monument signage along the highway frontage delivers prominent branding to over 61,000 vehicles passing daily, and the site sits adjacent to Advance Auto Parts, creating natural customer crossover. This property is positioned in the heart of Indian Trail and Matthews corridor, one of the fastest-growing commercial areas in the Charlotte metro. The surrounding trade area features median household incomes exceeding \$105,000, rapid population growth, and direct access to the I-485 outer loop. Automotive service properties with this level of traffic, visibility, and infrastructure rarely become available in this corridor.

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PROPERTY HIGHLIGHTS

- 5,400 SF Automotive Service Facility on US Hwy 74 (Independence Blvd)
- 8 Service Bays | 14 ft x 11 ft Bay Doors | 18 ft Warehouse Ceilings
- 1,270 SF Upper-Level Storage Area
- 200 AMP Electrical Service with Dedicated High-Voltage Circuits
- 61,000+ Vehicles Per Day Traffic Count
- Monument Signage with Highway Frontage Visibility
- Prime Indian Trail and Matthews Corridor
- Air Compressors to Convey with Sale
- Immediate I-485 Access

OFFERING SUMMARY

Sale Price:	\$1,200,000
Price per Sq ft	\$222.22
Number of Units:	1
Lot Size:	22,210 SF
Building Size:	5,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	174	1,218
Total Population	113	497	3,288
Average HH Income	\$83,018	\$90,428	\$97,798

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PHOTOS

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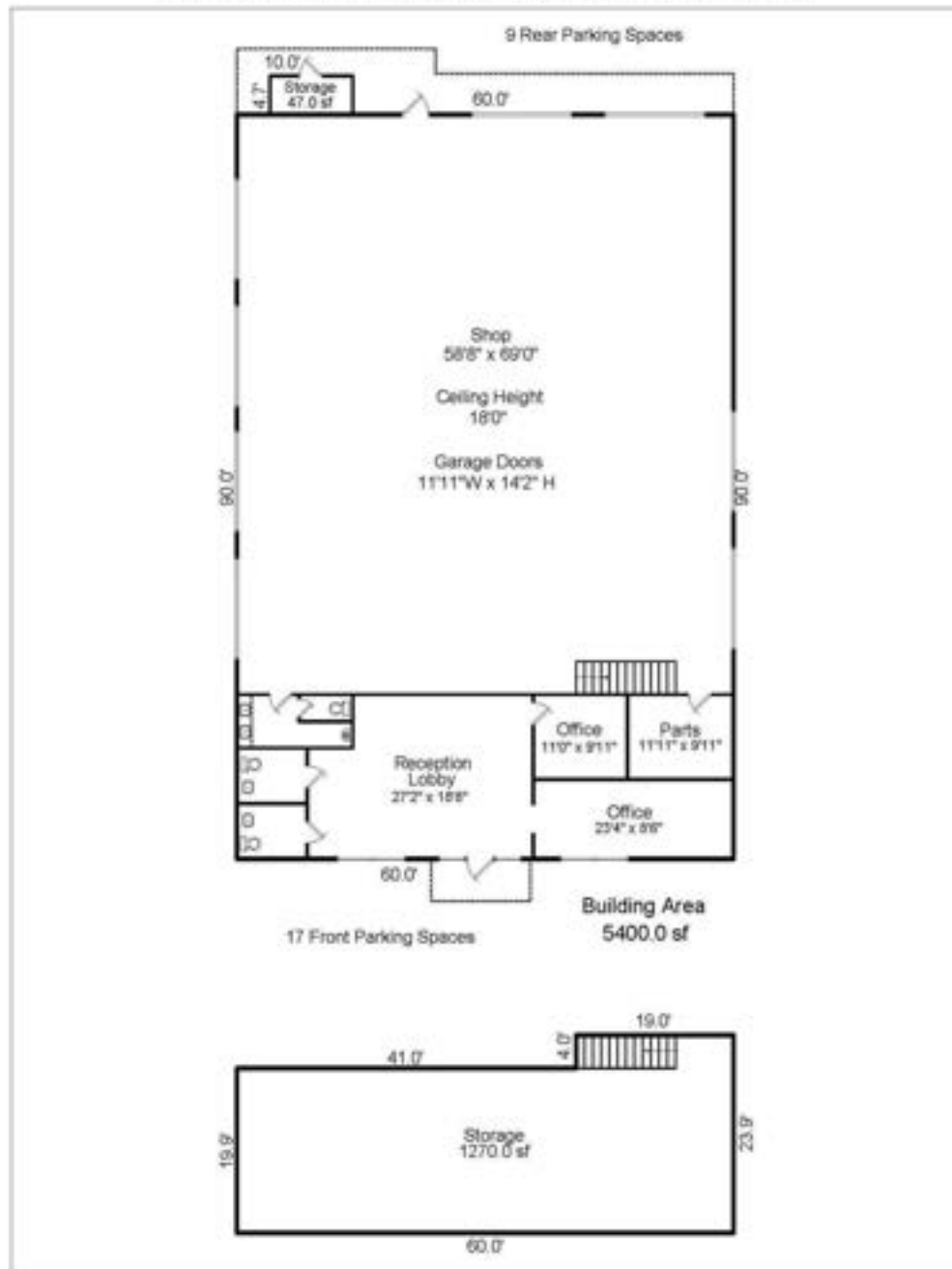
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FLOORPLAN

13908 E Independence Blvd Indian Trail, NC 28079

13908 East Independence Boulevard (5400.0 sf HLA)



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RETAILER MAP

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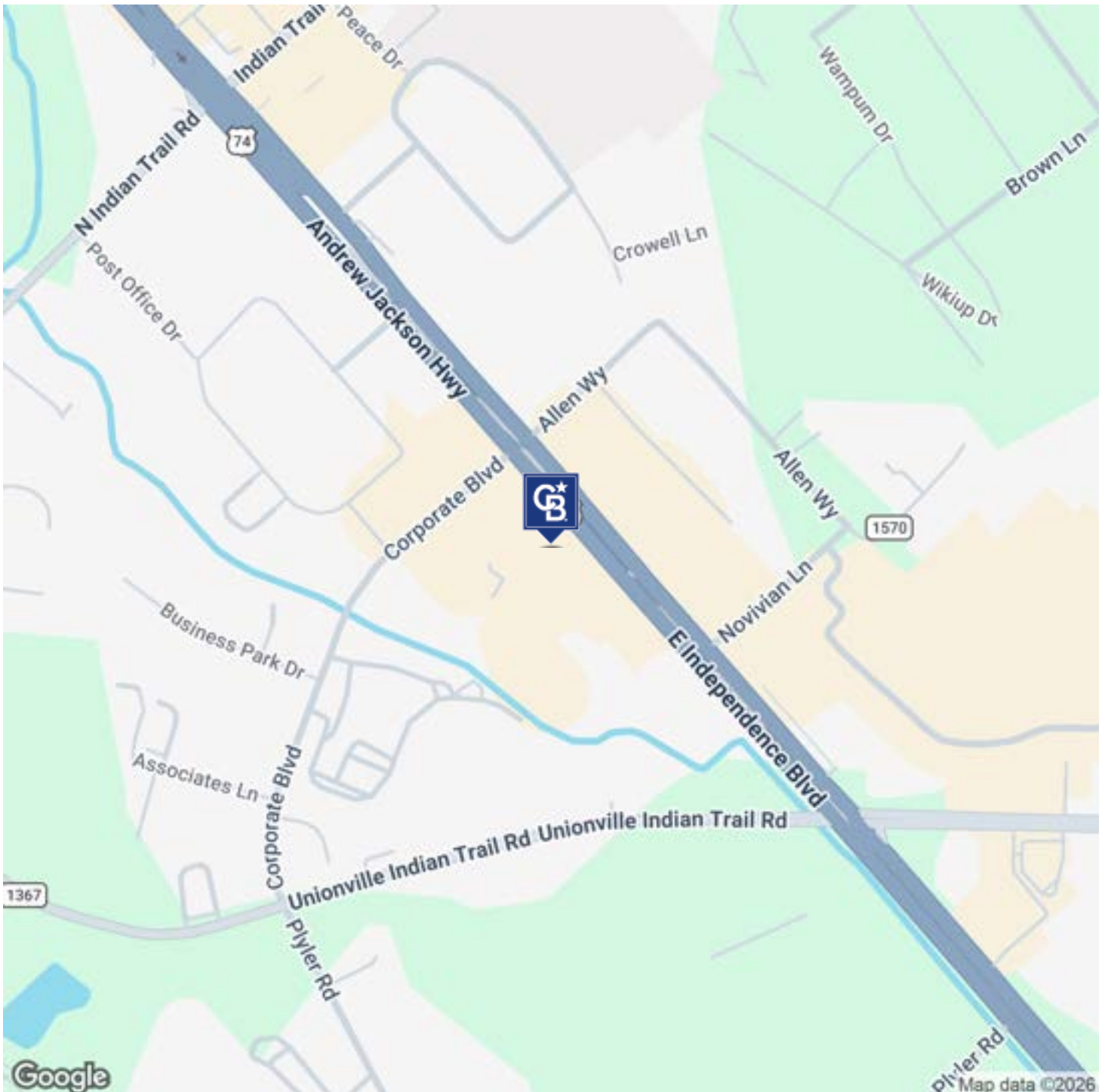


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LOCATION MAP

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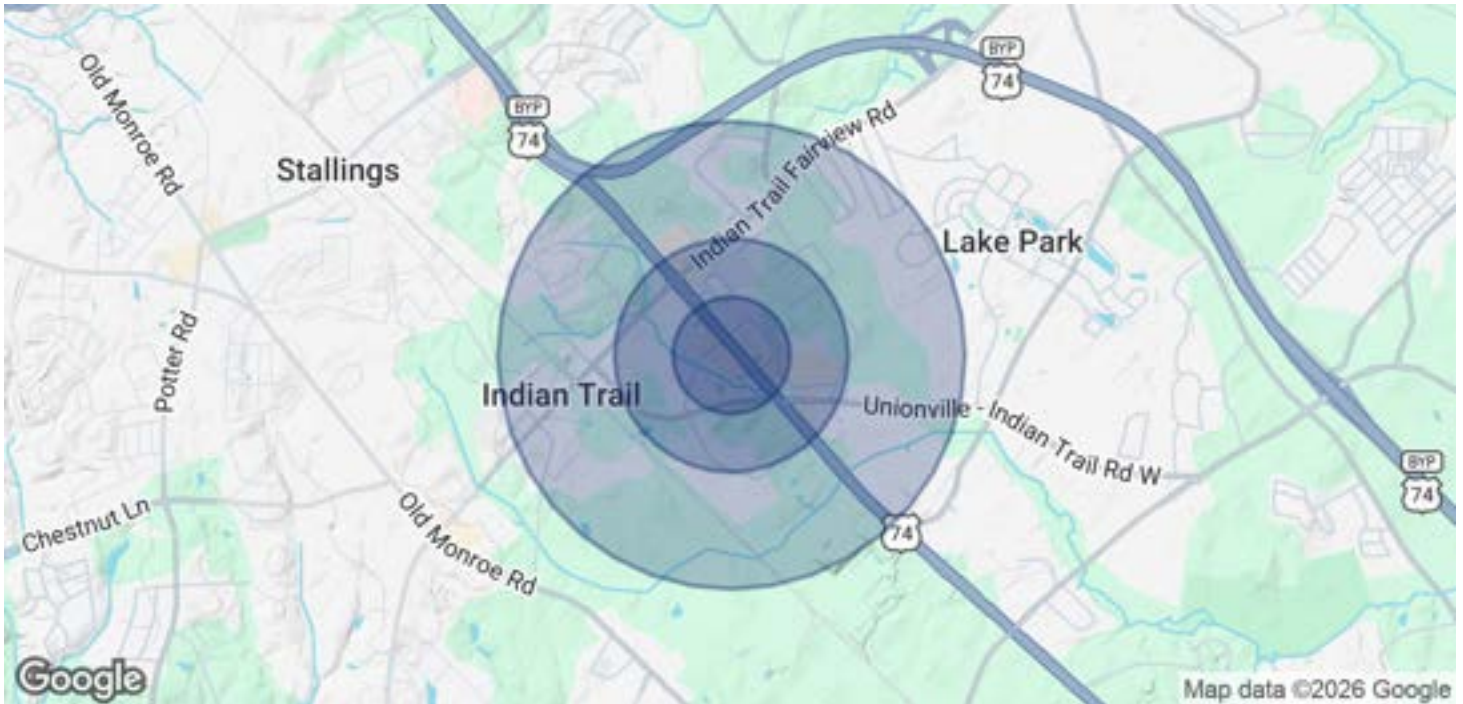


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DEMOGRAPHICS MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	113	497	3,288
Average Age	30.5	31.7	36.1
Average Age (Male)	32.5	33.3	35.4
Average Age (Female)	30.3	31.6	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	174	1,218
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$83,018	\$90,428	\$97,798
Average House Value	\$298,950	\$297,664	\$293,761

2023 American Community Survey (ACS)

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