

LoSo Commercial Site

400 & 414 BOWMAN RD, CHARLOTTE, NC 28217



Land

FOR
Sale

SIZE
±0.633 AC

PRICE
\$1,900,000



Overview

Great infill development opportunity within LoSo

Ideal for residential buy-hold investment or retail neighborhood services development

Walking distance from many newly completed residential communities (±1,653 new units)

Walking distance to Scaleybark Light Rail Station

City of Charlotte Zoning: Commercial General (CG)

Two buildings on property to be sold as-is where-is

Do not access property without coordinating with broker

±0.633 Acres for Sale
fronting South Tryon St



Mike Chatham
Broker
(704) 367 5010
mchatham@mpvre.com

2400 South Boulevard | Suite 300
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Site Aerial



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Market Aerial



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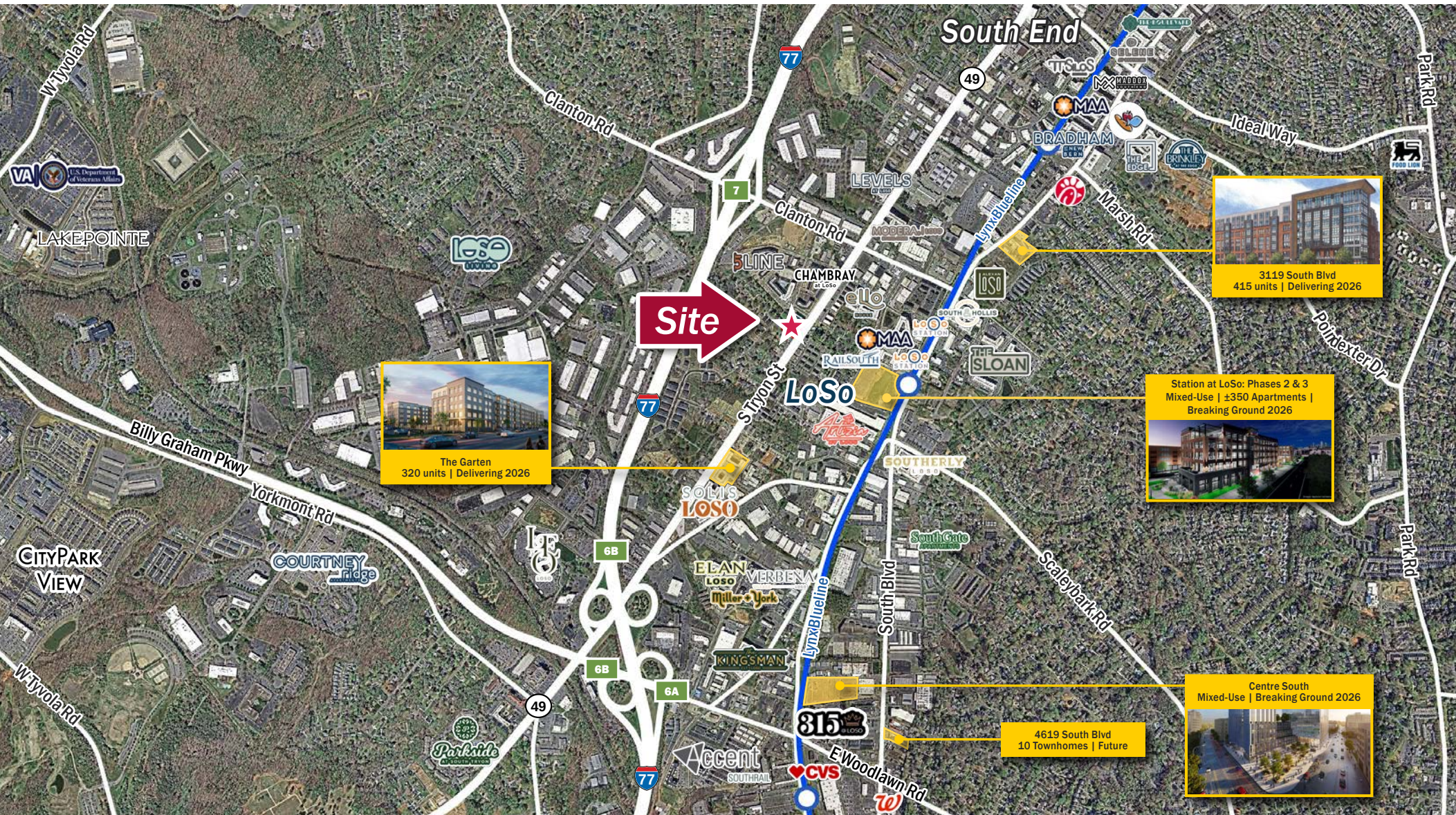
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Residential Activity



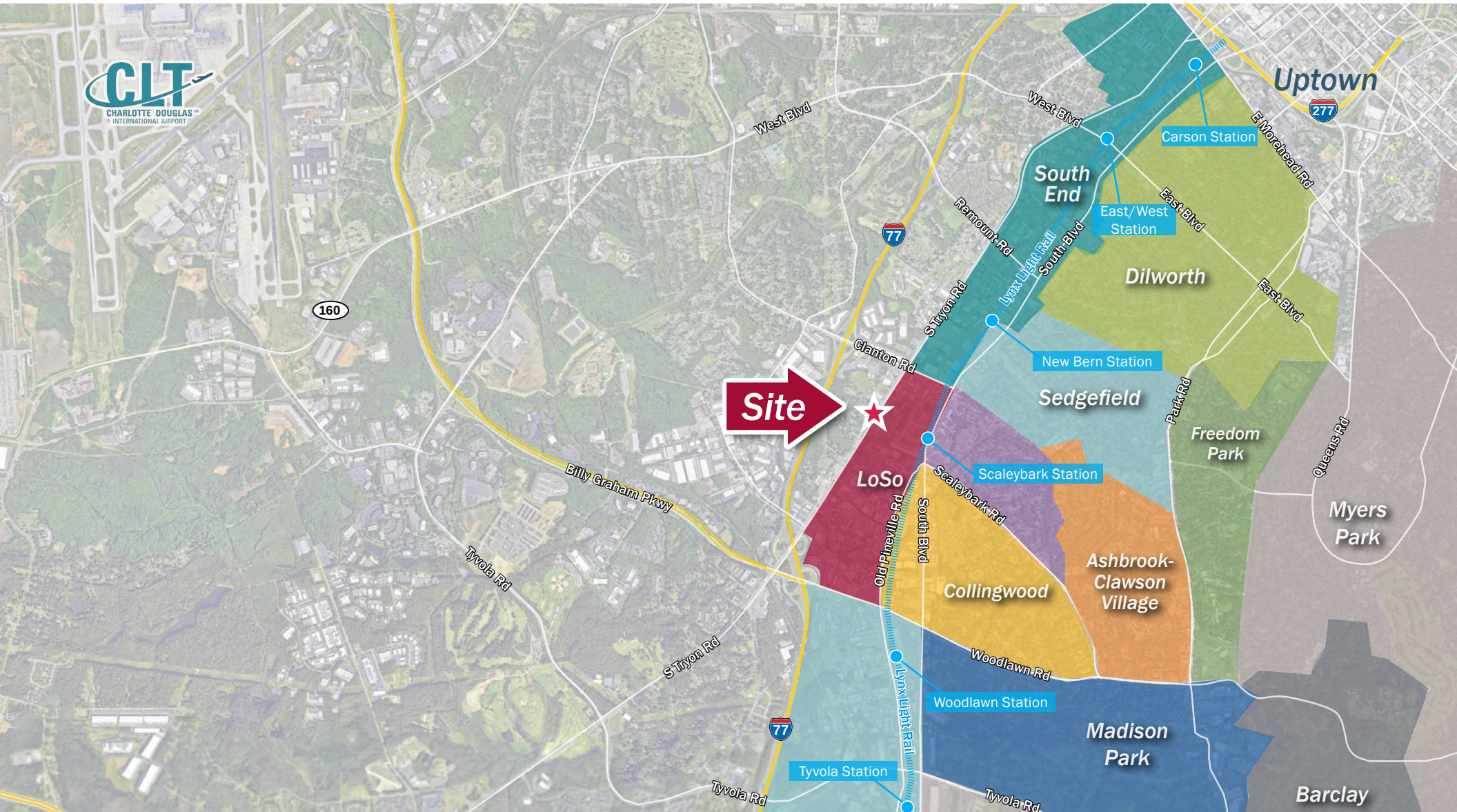
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Residential Neighborhoods



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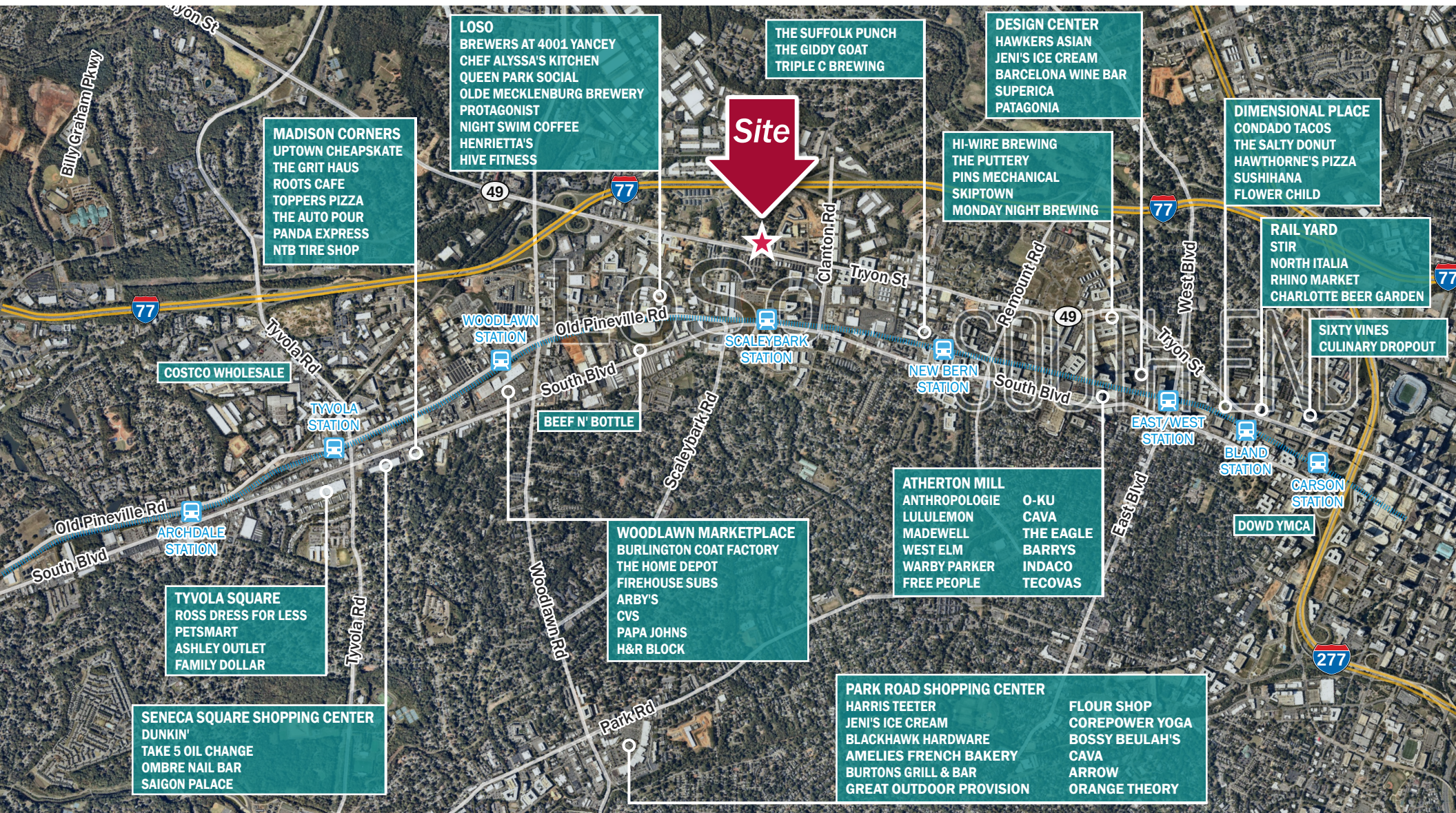
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Retail Aerial



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Property Overview

Demographics

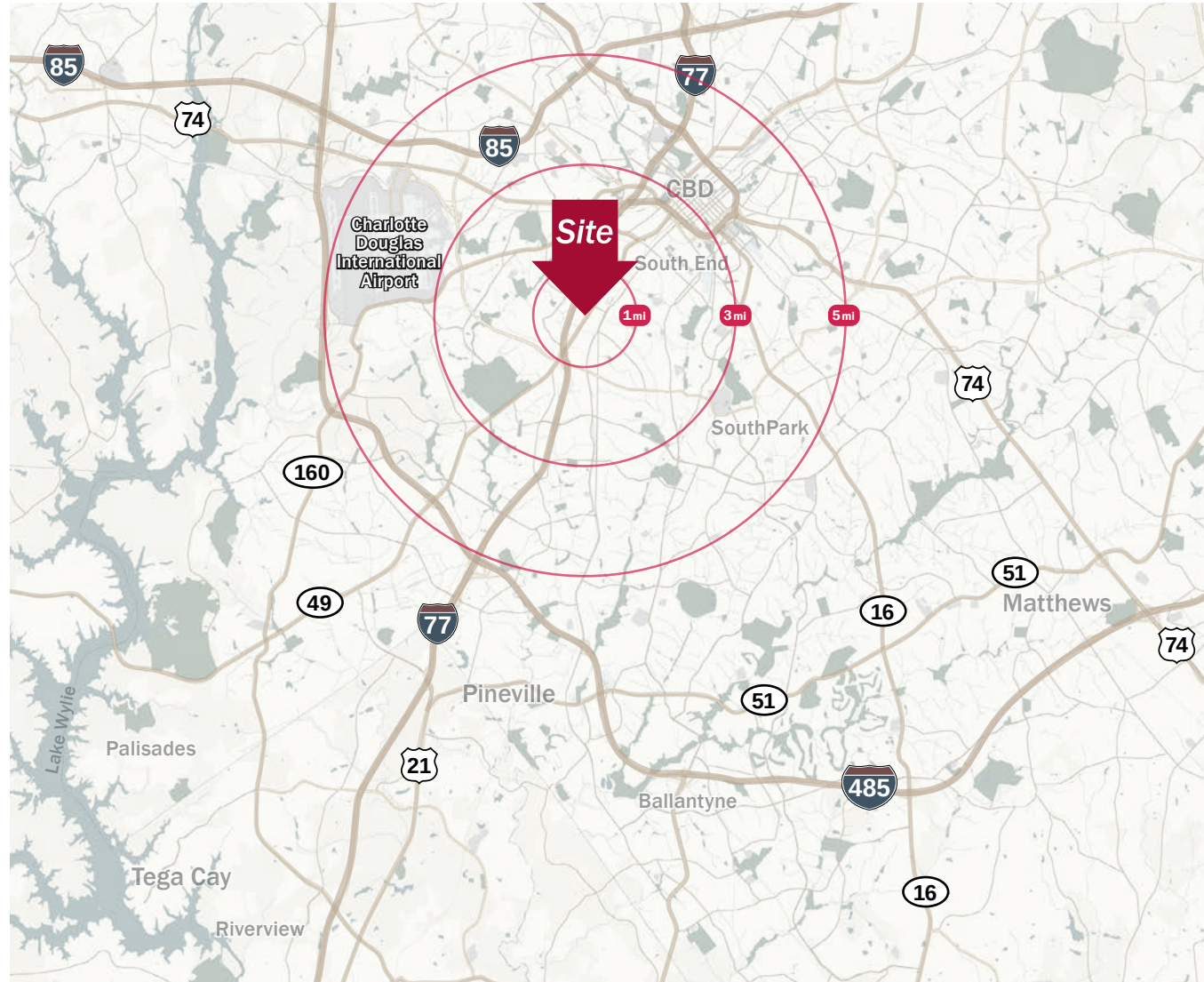
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	12,602	101,754	251,815
Growth Rate	5.59%	2.90%	1.96%
Avg. HH Income	\$120,454	\$143,581	\$143,461

Traffic Count

Source: Esri® 2025

	AADT
S Tryon St	18,400 (2025)



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Medical | Industrial | Retail | Land | Investment | Office

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