



# 2619 Old N Sharon Amity Rd

Charlotte, NC 28205



## Available for Sale

+/- 1,625 SF Freestanding Retail Building

## Property Overview

# 2619 Old N Sharon Amity Rd Available for Sale

2619 N. Sharon Amity Road is an +/- 1,625 SF freestanding retail building positioned in the heart of Charlotte's thriving East Submarket. Located on a +/- 0.39 AC parcel with +/- 105 feet of frontage along Old N. Sharon Amity Rd, the property offers excellent visibility and prominent exposure near East Independence Blvd (US-74), one of the city's busiest commercial corridors.

Originally constructed in 1968, this single-tenant building is zoned CG (General Commercial), which allows for a broad range of commercial, medical, and service-oriented uses. The versatile layout provides flexibility for continued single-tenant occupancy or for repositioning to suit a variety of business types. Ample on-site parking and convenient access enhance the property's appeal for both customers and employees.

With strong traffic counts, dense surrounding residential neighborhoods, and proximity to retail destinations along Independence Blvd, this location is well-positioned for an owner-user or investor seeking a highly visible commercial site in one of Charlotte's most active submarkets.

## Property Details

**Address** 2619 Old N Sharon Amity Rd | Charlotte, NC, 28205

**Availability** +/- 1,625 SF Available for Sale

**Acreage** +/- 0.39 AC

**Use** Retail

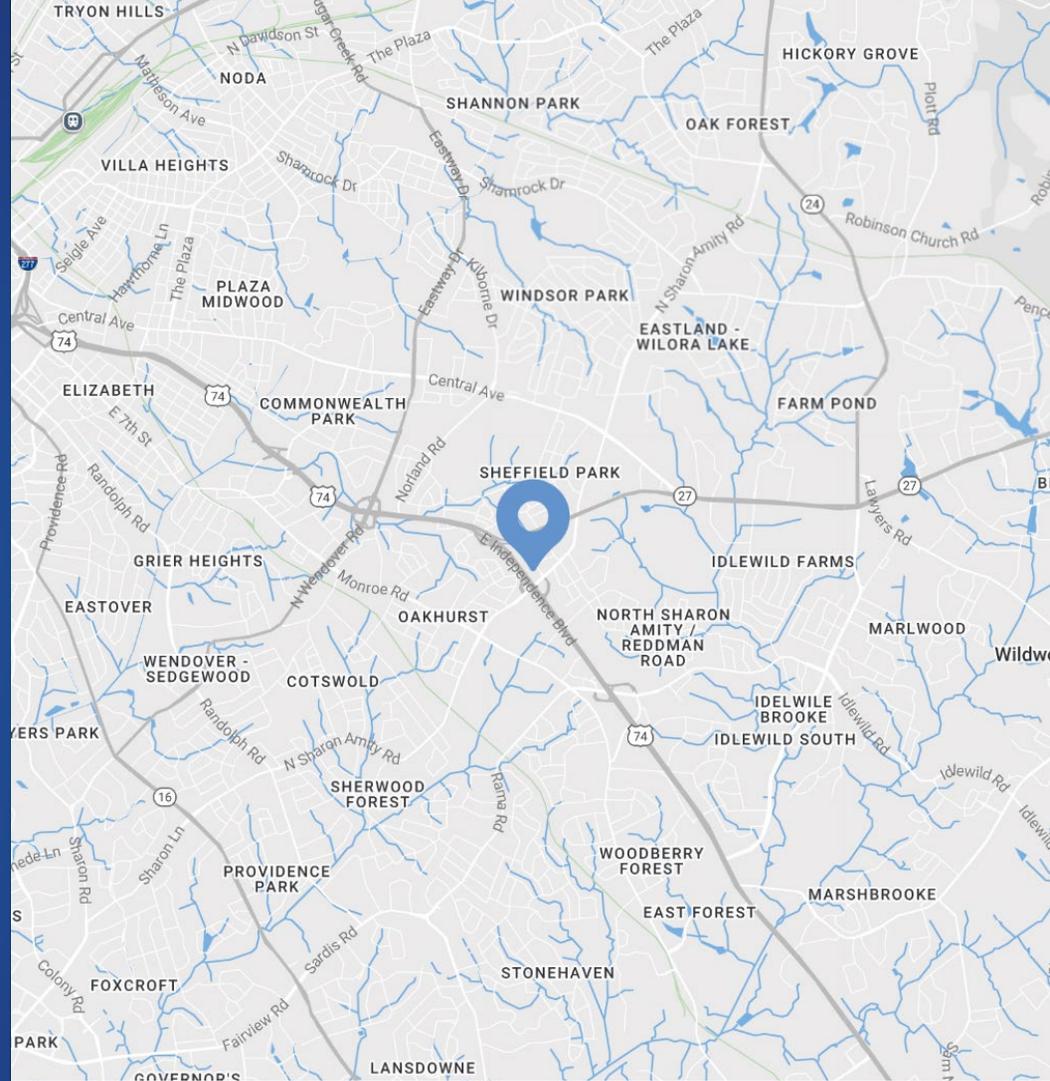
**Parcel** 13301151

**Parking** Ample on-site parking

**Zoning** CG (General Commercial)

**Traffic Counts** Hwy 74 | 66,000 VPD  
N Sharon Amity Rd | 28,500 VPD

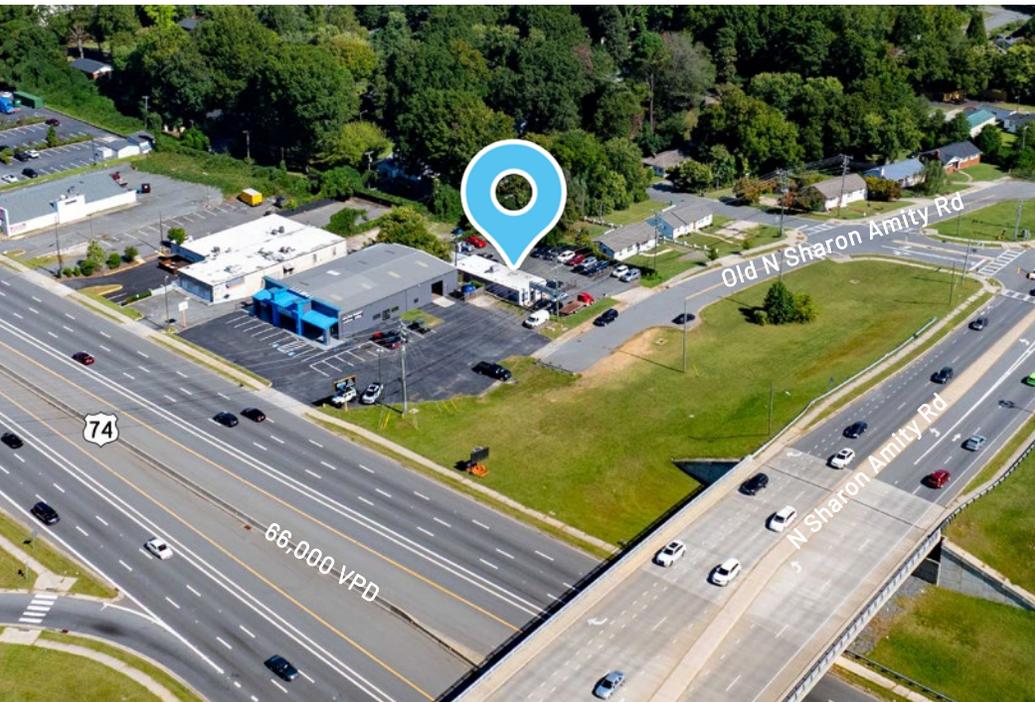
**Sale Price** \$750,000



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	13,230	112,026	282,668
<b>Avg. Household Income</b>	\$83,529	\$108,843	\$136,609
<b>Median Household Income</b>	\$61,465	\$67,181	\$81,626
<b>Households</b>	5,467	47,209	123,493
<b>Daytime Employees</b>	5,837	36,649	175,303

Property Photos







Uptown

66,000 VPD

74

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.