

FOR SALE OR LEASE



Former Back Yard Burgers
7016 East WT Harris Boulevard
Charlotte, North Carolina 28215

HIGHLIGHTS:

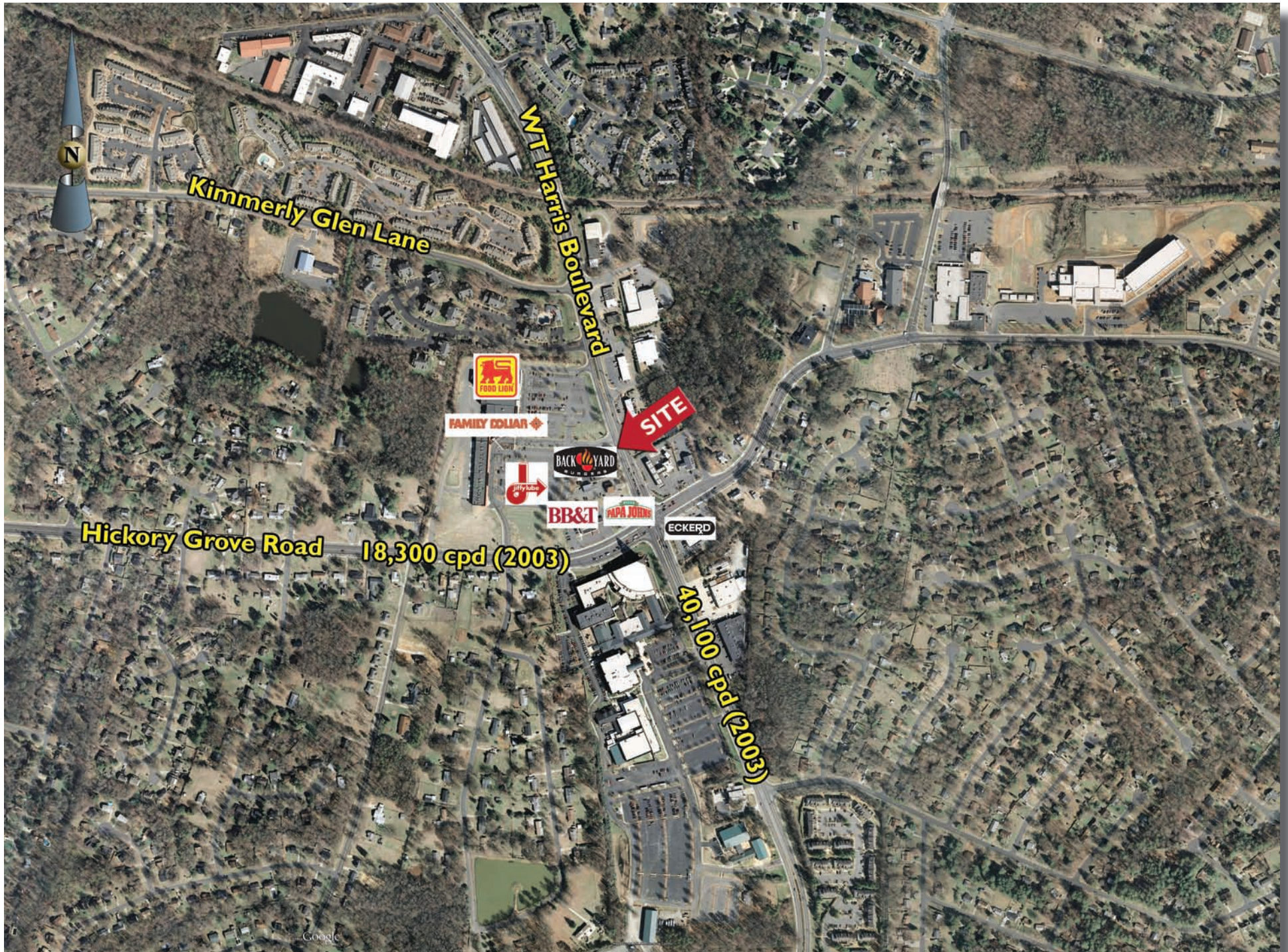
- Sale Price: \$1,700,000
- Rent: \$8,500 per month (NNN)
- Terms: To be negotiated
- Building Size: 2,810 square feet
- Lot Size: 40,535 square feet
- Year Built: 2008
- Parking Spaces: 35
- Walk-in freezer/cooler and venthood included

For detailed information contact:

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624 South Boston, Suite 400
Tulsa, Oklahoma 74119
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jbolzle@kmodevelopment.com

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,355	89,505	212,187
Average Household Income	\$49,698	\$50,012	\$53,843
Daytime Population	1,550	18,117	61,226





Kimmerly Glen Lane

W.L. Harris Boulevard



FAMILY DOLLAR



BB&T

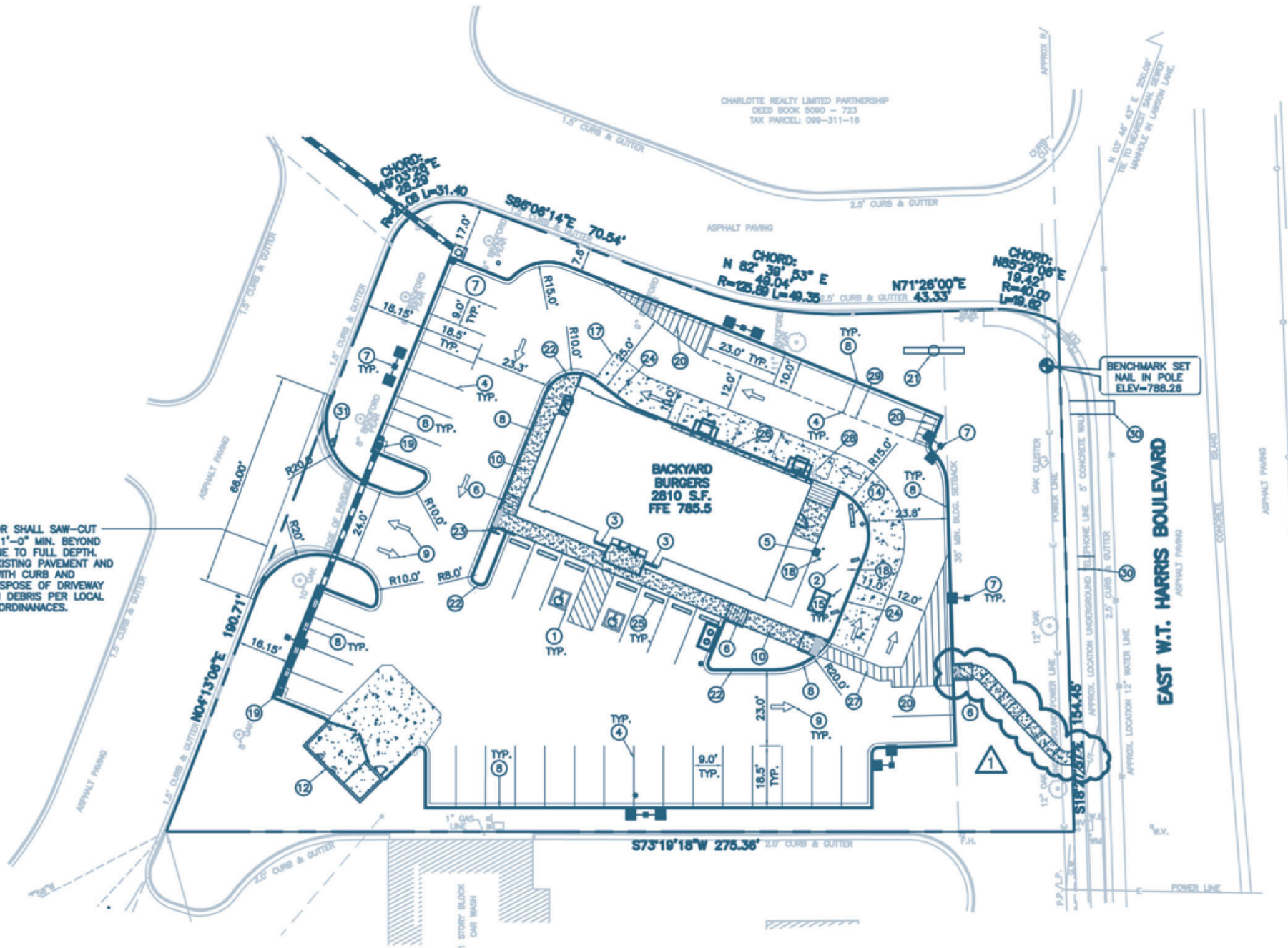
PAPA JOHN'S

ECKERD

Hickory Grove Road 18,300 cpd (2003)

40,100 cpd (2003)

CONTRACTOR SHALL SAW-CUT PAVEMENT 1'-0" MIN. BEYOND GUTTER LINE TO FULL DEPTH. REMOVE EXISTING PAVEMENT AND REPLACE WITH CURB AND GUTTER. DISPOSE OF DRIVEWAY DEMOLITION DEBRIS PER LOCAL CODES & ORDINANCES.



CHARLOTTE REALTY LIMITED PARTNERSHIP
DEED BOOK 5090 - 723
TAX PARCEL: 099-311-16

BACKYARD BURGERS
2810 S.F.
FFE 785.5

EAST W.T. HARRIS BOULEVARD

1 STORY BLOCK
CAR WASH

$N 02^{\circ} 48' 45'' E$ 250.00'
TO NEAREST SAN SEWER
MANHOLE IN LANSON LANE

CHORD:
 $N 85^{\circ} 29' 06'' E$
18.42'
 $R=40.00$
 $L=19.62$

CHORD:
 $N 82^{\circ} 38' 53'' E$
48.04'
 $R=25.69$
 $L=49.35$

CHORD:
 $N 02^{\circ} 48' 45'' E$
250.00'
 $R=40.00$
 $L=19.62$

$S 86^{\circ} 08' 14'' E$ 70.54'

$N 71^{\circ} 26' 00'' E$
43.33'

$N 04^{\circ} 13' 06'' E$ 180.71'

$S 73^{\circ} 19' 18'' W$ 275.36'

STEP 1/2" 15'-4.45'

W.V.

