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For Sublease


5024 Sunset Road,
Charlotte, NC 28269

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5024 Sunset Road is a former Hardee's restaurant located in a highly visible and accessible area of Charlotte, NC. The property sits on approximately 0.922 acres and includes a 3,444 SF freestanding building equipped with a drive-thru, making it well-suited for quick-service retail use. Positioned near major highways and surrounded by a strong mix of residential and commercial developments, the site benefits from steady traffic counts and excellent frontage.

Features & Amenities

- Square Footage: 3,444 SF
- Acreage: 0.922 AC
- Former Hardees
- There is just under 7 years remaining on the current term. April 2nd 2032 Lease expiration. Rent is \$117,417 per year with a 10% increase in 2027.
- Excellent frontage
- High surrounding Traffic Counts
- Lease Rate: Call Broker for Pricing





Demographics

	1 Mile	3 Mile	5 Mile
Population	6,253	64,632	176,381
Total Households	1,843	24,273	69,109
Average Household Income	\$65,175	\$78,085	\$84,675
Daytime Population	7,648	72,891	204,007
Total Businesses	206	2,230	6,606
Total Employees	3,039	29,478	78,301



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