

FORMER LONG JOHN SILVER'S

306 Blowing Rock Blvd, Lenoir, NC 28645

EXECUTIVE SUMMARY



LOCATION OVERVIEW

High traffic drive-thru restaurant location available for lease. Includes a 2,272 square foot building on 0.93 acres of land

PROPERTY HIGHLIGHTS

- Located along Lenoir's highest traffic commercial corridor, Blowing Rock Road (Highway 321)
- Three full access drives onto Highway 321
- Located next to Bojangles
- Other area retailers include Chick-fil-A, Wendy's, Burger King, McDonalds, Taco Bell, Pizza Hut, Cook Out, Waffle House, DQ Grill and Chill, Arby's, Firehouse, Ruby Tuesday, Walgreens, KFC, Krispy Kreme, Walmart, Belk
- Traffic Counts: Blowing Rock Blvd- 36,000 AADT; Wilkesboro Blvd NE (Hwy 64)- 21,500 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	3,549	17,636	32,012
2019 Daytime Population	5,553	14,279	18,642
2019 Median HH Income	\$34,805	\$37,450	\$40,257

EXCLUSIVE AGENT(S)

DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455

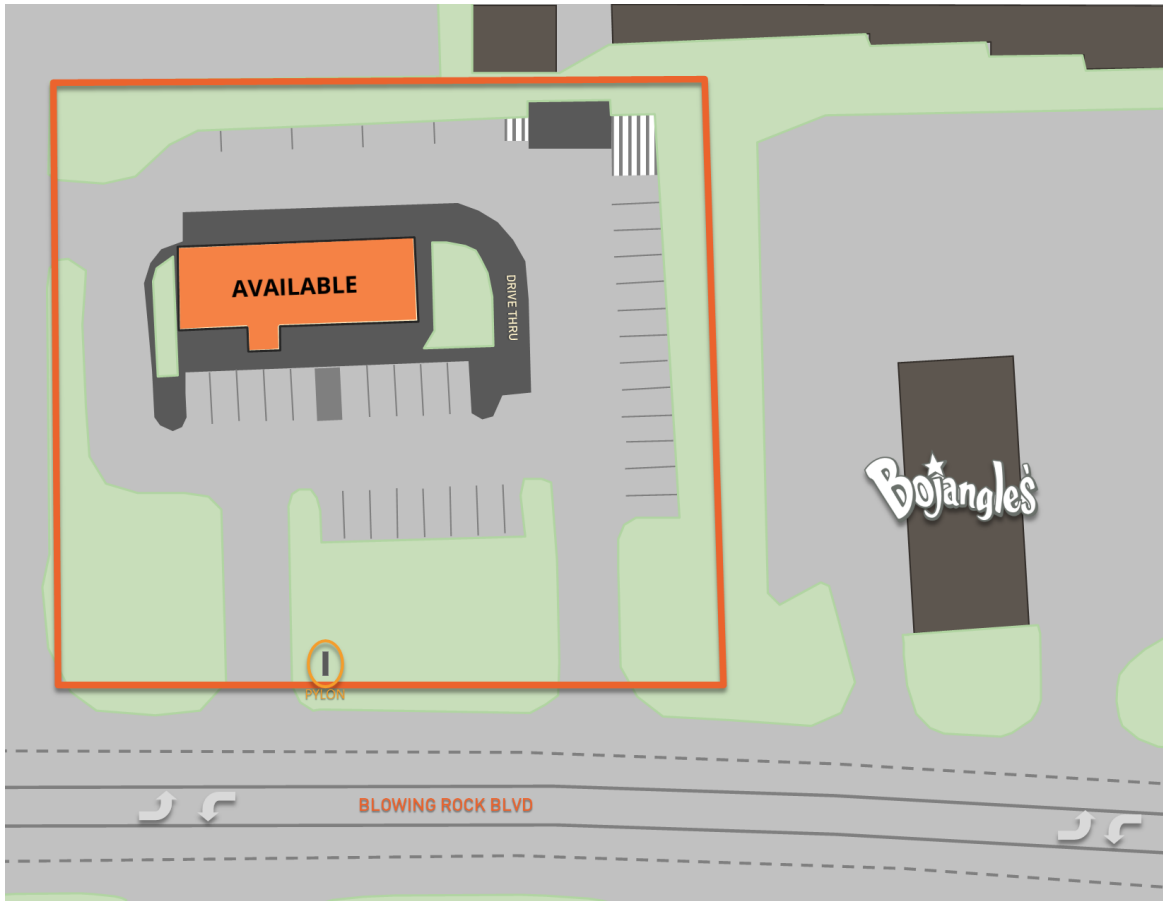
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	2,272 SF

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