



LOT 4 KOONCE FORK ROAD

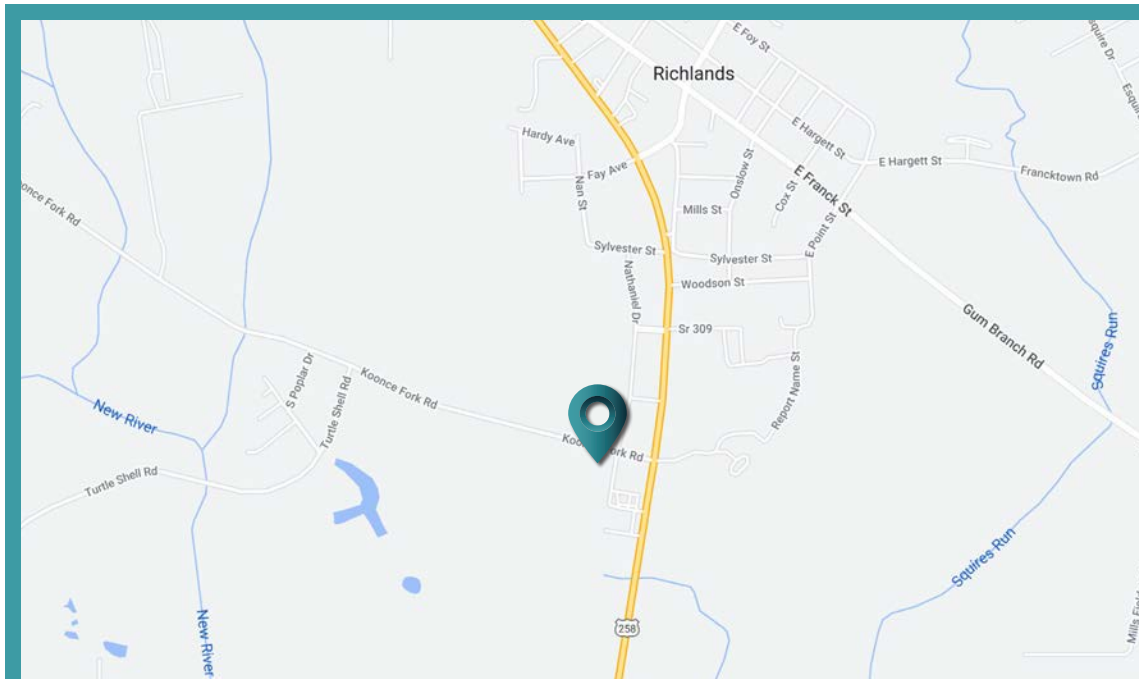
MARTIN ARAGONA
STEVE MITCHELL

FOR SALE OR **LEASE**

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



Lot 4 Koonce Fork Road Richlands, NC 28574

AVAILABLE SPACE*	2.29 Acres
SALE PRICE	\$995,000
LEASE RATE	\$6,382 Monthly
LEASE TYPE	NNN
PID	43101477159
ZONING	HB

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

Excellent opportunity for a business to locate in the newest commercial district in Richlands. This 2.29± ACRE* LOT is located across from the High School and Heritage Elementary School, with other established businesses in place...Tractor's Supply, McDonalds, Speedway Gas Station, Navy Federal, Dunkin Donuts and a Wendy's on the way!

With the C-2 zoning in place, as well as an existing Retention Pond to serve the property, there are MANY opportunities for different types of businesses....Restaurant, Gas Station/Convenience Store, Hotel, Medical/ Dental Office, Retail, Office Complex, etc.

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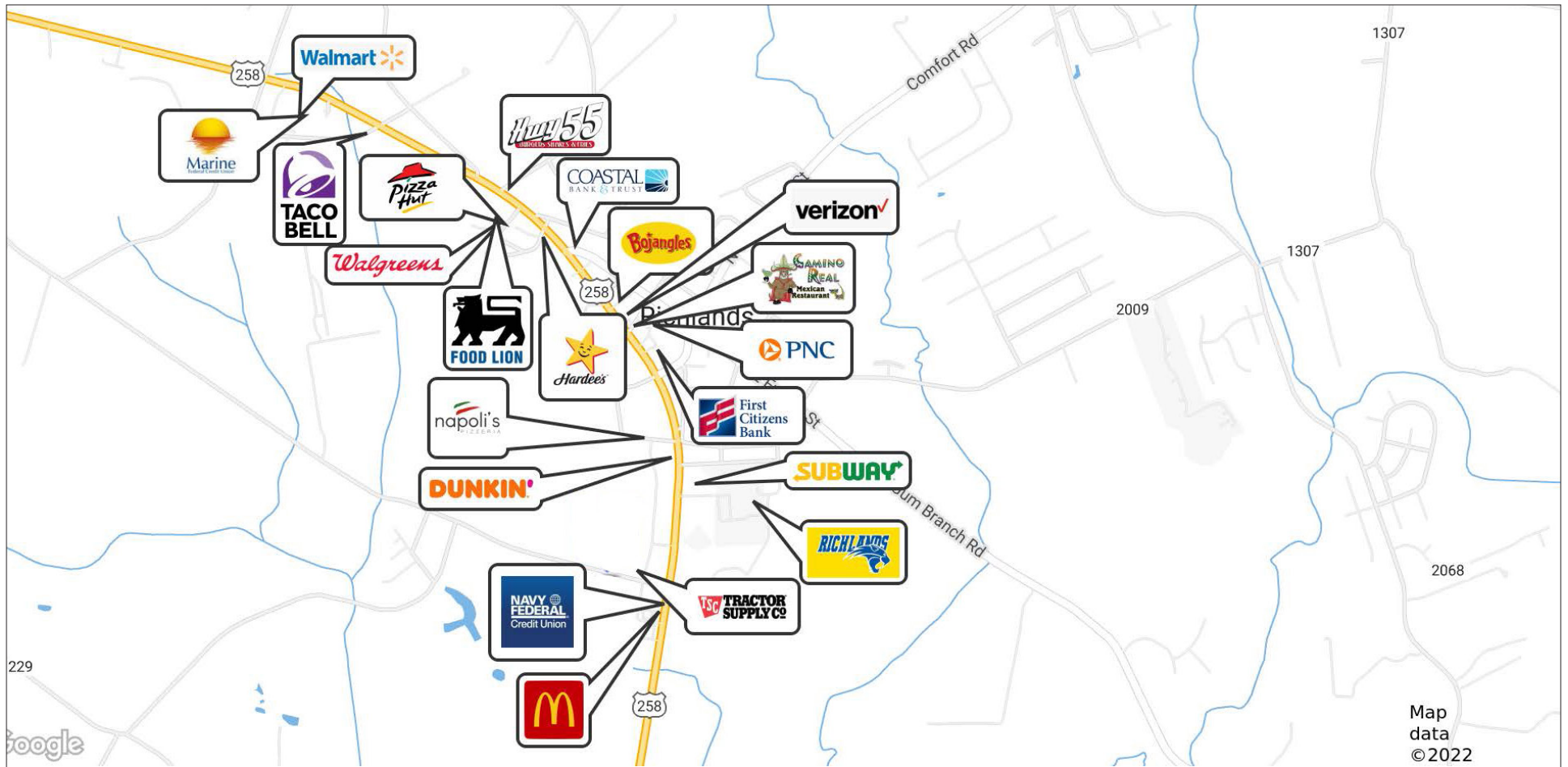


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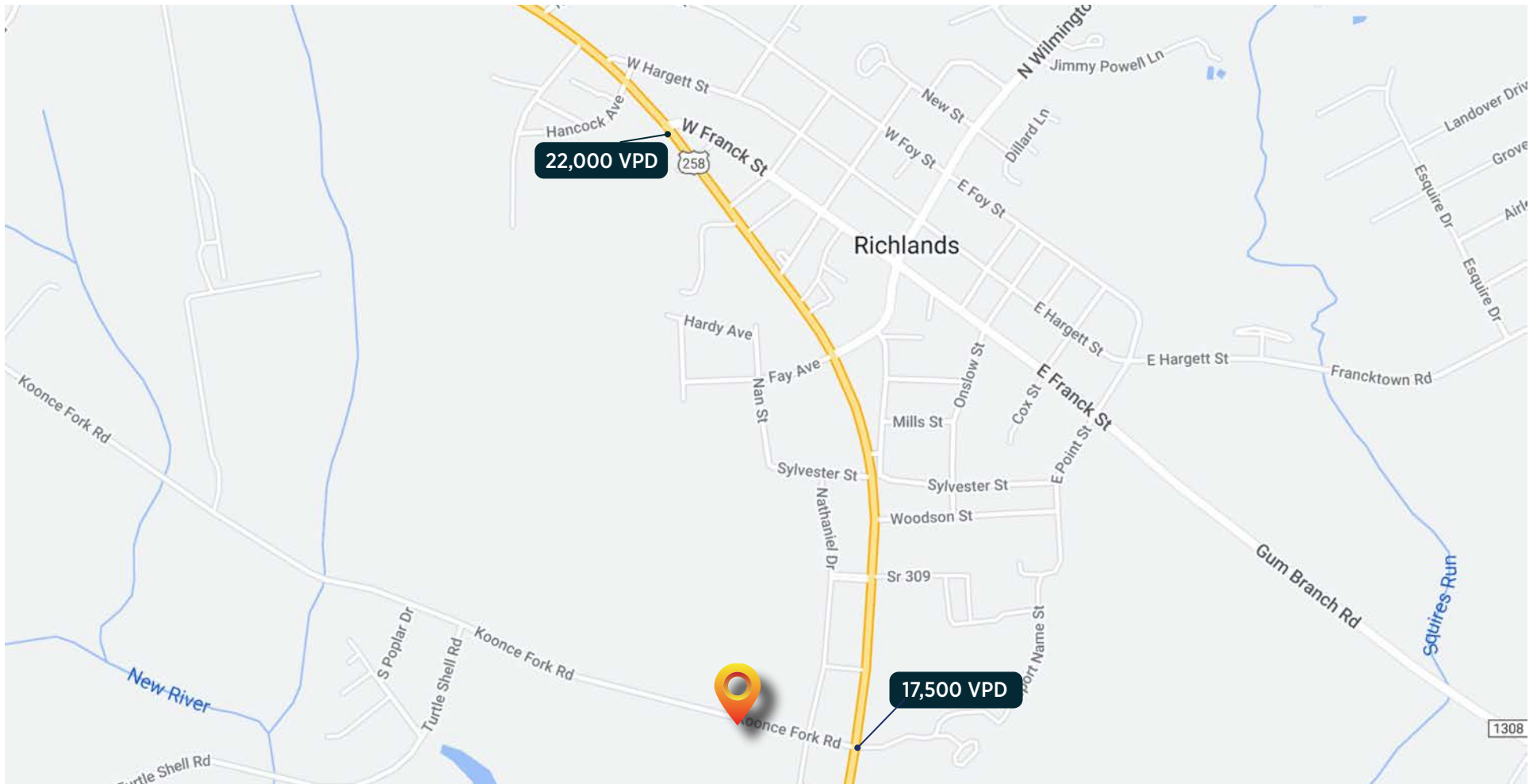
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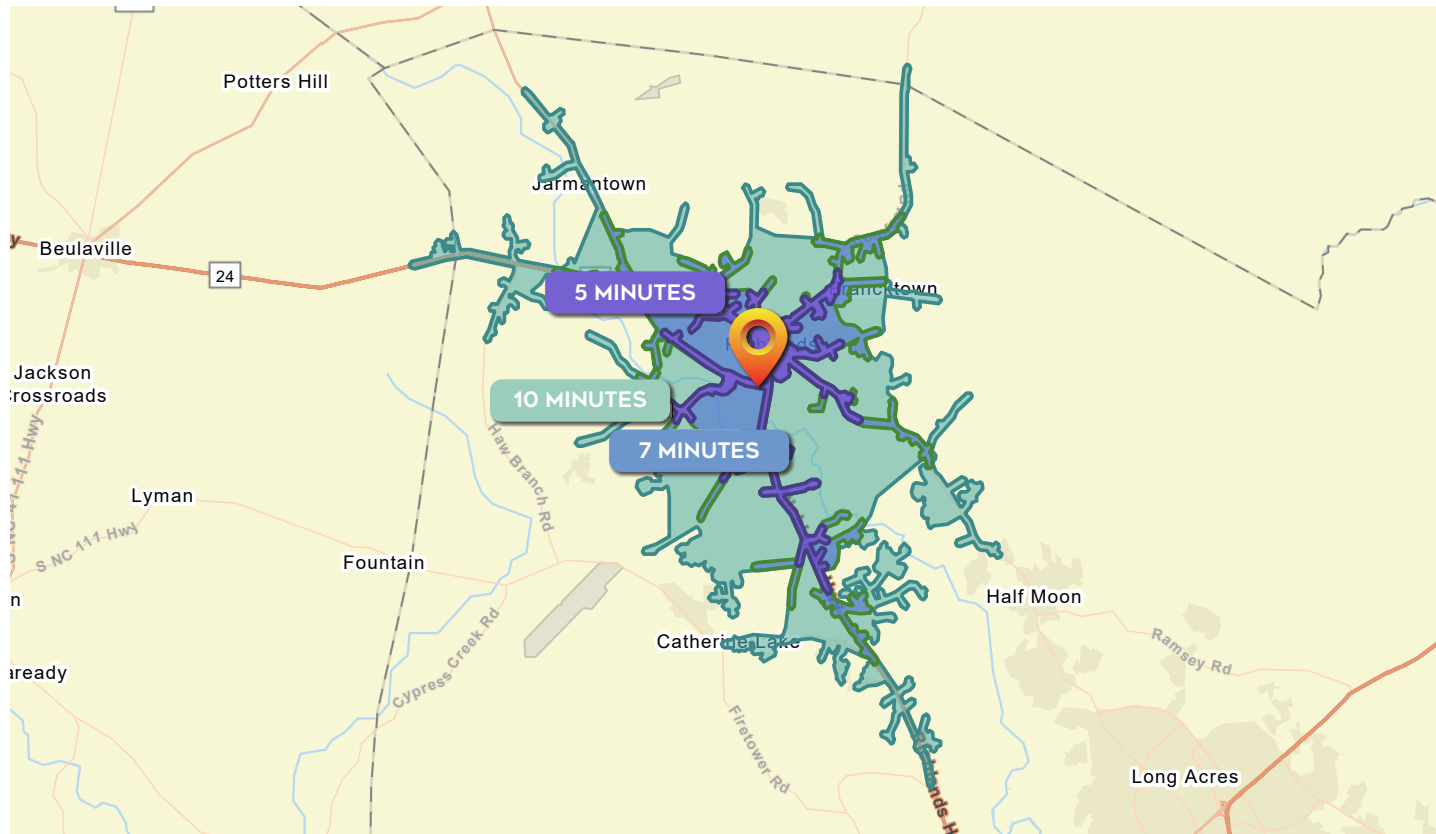
TRAFFIC COUNTS

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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	1,227	3,841	11,469
Average Age	35.1	33.9	33.1
Households	508	1,342	4,089
Average HH Size	2.41	2.85	2.80
Median HH Income	\$46,480	\$52,196	\$52,593
Average HH Income	\$66,660	\$74,491	\$73,374
Per Capita Income	\$25,870	\$27,298	\$26,293

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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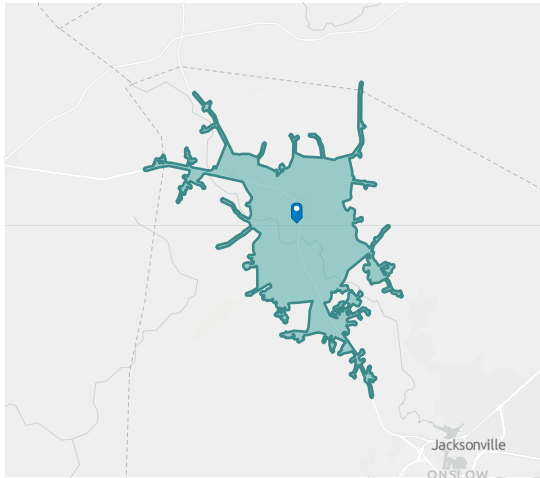
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POPULATION TRENDS - 10 MINUTE RADIUS

137 Koonce Fork Rd, Richlands, North Carolina, 28574
Drive time of 10 minutes

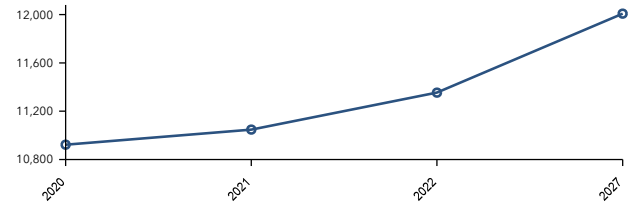
11,354	3,992	2.83	32.9	\$50,597	\$177,774	42	134	57
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

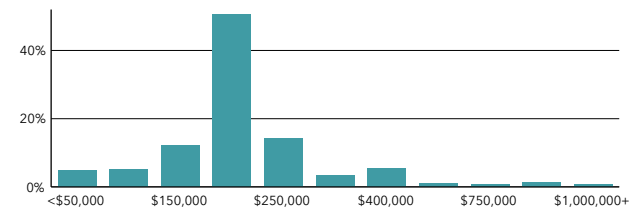

\$7,831
Avg Spent on Mortgage & Basics


18.5%
Percent of Income for Mortgage

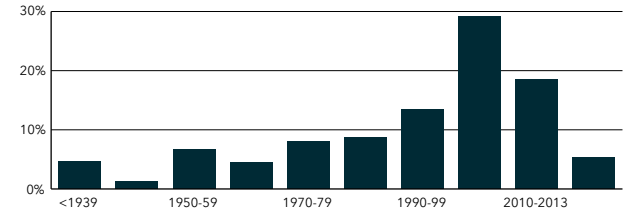
Historical Trends: Population



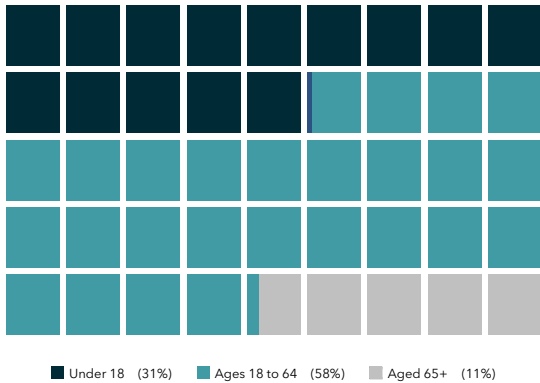
Home Value




Housing: Year Built





POPULATION BY AGE




POPULATION BY GENERATION



3.3%
Greatest Gen:
Born 1945/Earlier


13.4%
Baby Boomer:
Born 1946 to 1964


16.7%
Generation X:
Born 1965 to 1980


29.2%
Millennial:
Born 1981 to 1998


26.2%
Generation Z:
Born 1999 to 2016


11.2%
Alpha: Born
2017 to Present



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

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