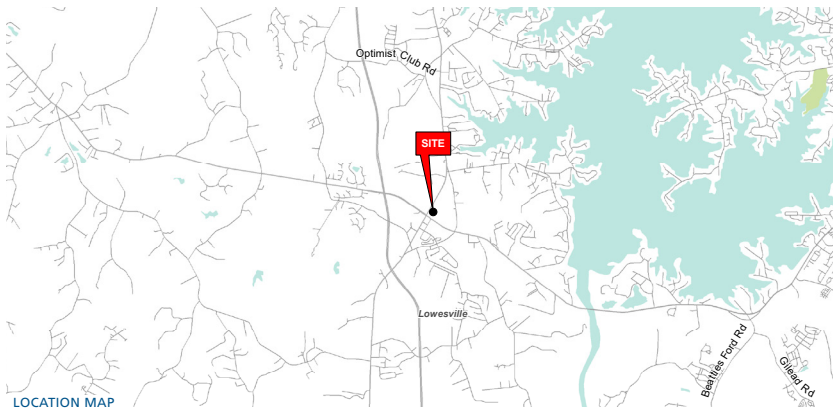


HIGH PROFILE PAD SITE - DENVER, NC

INTERSECTION OF HWY 16 & HWY 73 | DENVER, NORTH CAROLINA 28681



LOCATION MAP

PROPERTY / LEASE INFORMATION

- High profile pad site between Chick-Fil-A and Walgreens
- Excellent parking
- Signalized access to the parcel

PROPERTY HIGHLIGHTS

- Approximately 2.5 acres site
- Free standing or multi-tenant space available
- Drive thru opportunity

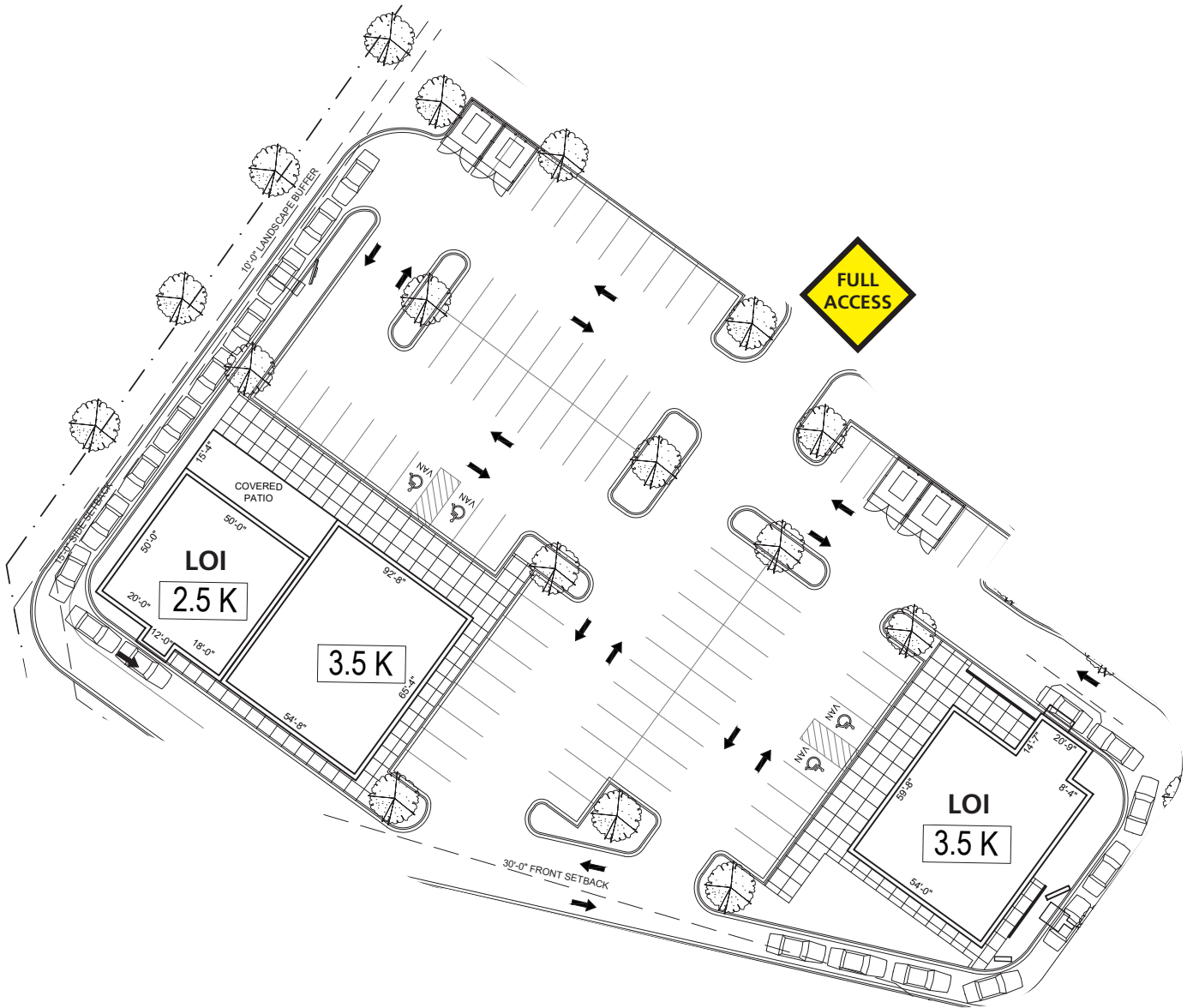
DEMOGRAPHICS BY DRIVE TIME (2018)

	5 MIN	10 MIN	15 MIN
POPULATION	11,890	69,787	197,127
AVERAGE HH INCOME	\$100,705	\$115,047	\$105,262
MEDIAN HH INCOME	\$86,877	\$94,215	\$83,865
BUSINESS ESTABLISHMENTS	664	2,596	7,110
DAYTIME EMPLOYMENT	5,367	21,222	69,404

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TRAFFIC COUNTS 2018 (NCDOT)

- 30,500 VPD on Hwy 73 (in front of site)

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MEDIUM AERIAL

300 West Summit Ave. | Suite 250 | Charlotte, North Carolina
 28203 www.PROVIDENCEGROUP.COM

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