FOR SALE OR LEASE

±0.46 ACRES AVAILABLE

TURNERSBURG HWY (US-21) & BRANDON ST. | STATESVILLE, NC 28625





DEMOGRAPHICS (2016)	3 MILE	5 MILE	7 MILE
POPULATION	24,909	43,704	56,720
AVERAGE HH INCOME	\$53,992	\$56,642	\$57,016
MEDIAN HH INCOME	\$40,868	\$43,713	\$44,465
BUSINESS ESTABLISHMENTS	1,871	2,515	2,898
DAYTIME EMPLOYMENT	22,467	30,313	35,472

PROPERTY INFORMATION

ACRES: ±0.46 acres available

ZONING: B-4

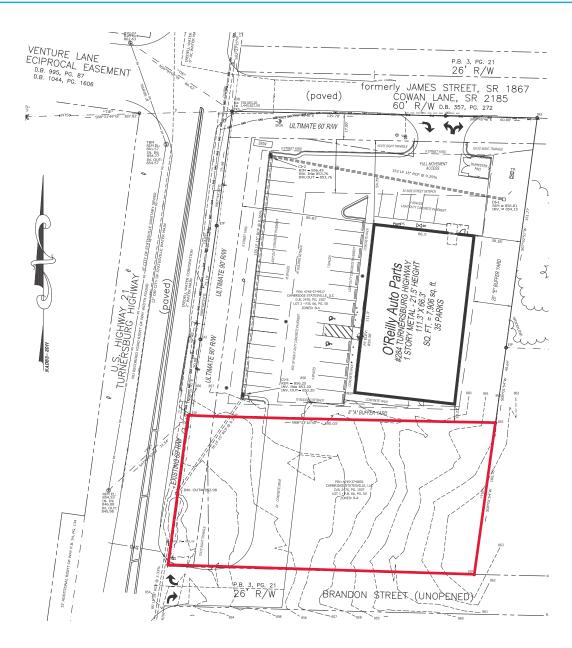
PRICING: For sale or lease (please call)

PROPERTY INFORMATION

- Across the street from a new Publix anchored shopping center
- Busiest retail corridor in Statesville
- Easy access to I-40 (57,000 VPD)
- Area retailers: Walmart, Lowe's Home Improvement, Home Depot, Hobby Lobby, PetSmart, TJ Maxx

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TRAFFIC COUNTS 2016 (NCDOT)

- 22,000 VPD on US Hwy-21 (Turnersburg Highway)
- **57,000 VPD** on I-40 **59,000 VPD** on I-77 (just south of I-40)

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