

Partnership. Performance.



RETAIL SITE FOR SALE

Opportunity

Highly visible outparcel located at the intersection of Highway 220/I-73/I-74 and East Main Street in Biscoe, NC. The outparcel is in front of Tractor Supply with 330 feet of frontage along East Main Street. Seen by nearly 10,000 vehicles per day this 1.95 acre site offers multiple opportunities in an underserved market.

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521

521 E. Main Street
Biscoe, NC 27209



Platinum member

521

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Biscoe, NC 27209

Available for Sale

Type	Retail Land
Land Size	±1.95 acres
Frontage	330 feet along East Main Street
Access	The site is located along East Main Street just off exit 49 on US-220/I-73/I-74
Zoning	Highway Business
Property Conditions	Deed restricted for convenience store, gas station, e-cigs or tobacco stores
Price	\$575,000



Highlights

- Off exit 49 with excellent visibility
- Prime outparcel location in front of Tractor Supply
- Numerous QSR's adjacent to site along East Main Street
- Flat-graded outparcel
- Flexibility to have multiple users on pad or small strip retail
- Underserved market
- Property is being sold "as is, where is"

Demographics

ESRI 2018	5 Min	10 Min	15 Min
Total Population	1,683	6,219	13,573
Total Households	584	2,309	4,811
Avg. Household Income	\$38,549	\$41,641	\$45,108

Traffic Counts

2016 Traffic Counts (Per CoStar)	Vehicles per day
E Main Street	9,900
US-220	15,000



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