

# LAND FOR REDEVELOPMENT



  
LAND FOR SALE

**600-618 OLD US 19 23 HWY, CANDLER, NC 28715**

*Presented By*

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# LAND FOR REDEVELOPMENT - I-40/EXIT 37 | 600-618 OLD US 19 23 HWY, CANDLER, NC 28715

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$735,000
Lot Size:	3.38 Acres
Zoning:	Open Use (OU)
Traffic Count:	7,500
Price / SF:	\$4.99

### PROPERTY OVERVIEW

Two lots totaling 3.38 acres for redevelopment. Currently 2 houses (occupied). Open Use zoning. Retail, office, industrial or self storage.

### PROPERTY HIGHLIGHTS

- Open Use Zoning
- Retail, Hotel, Office, Industrial or Self-Storage
- .2 mi from I-40/Exit 37



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## RETAILER MAP



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

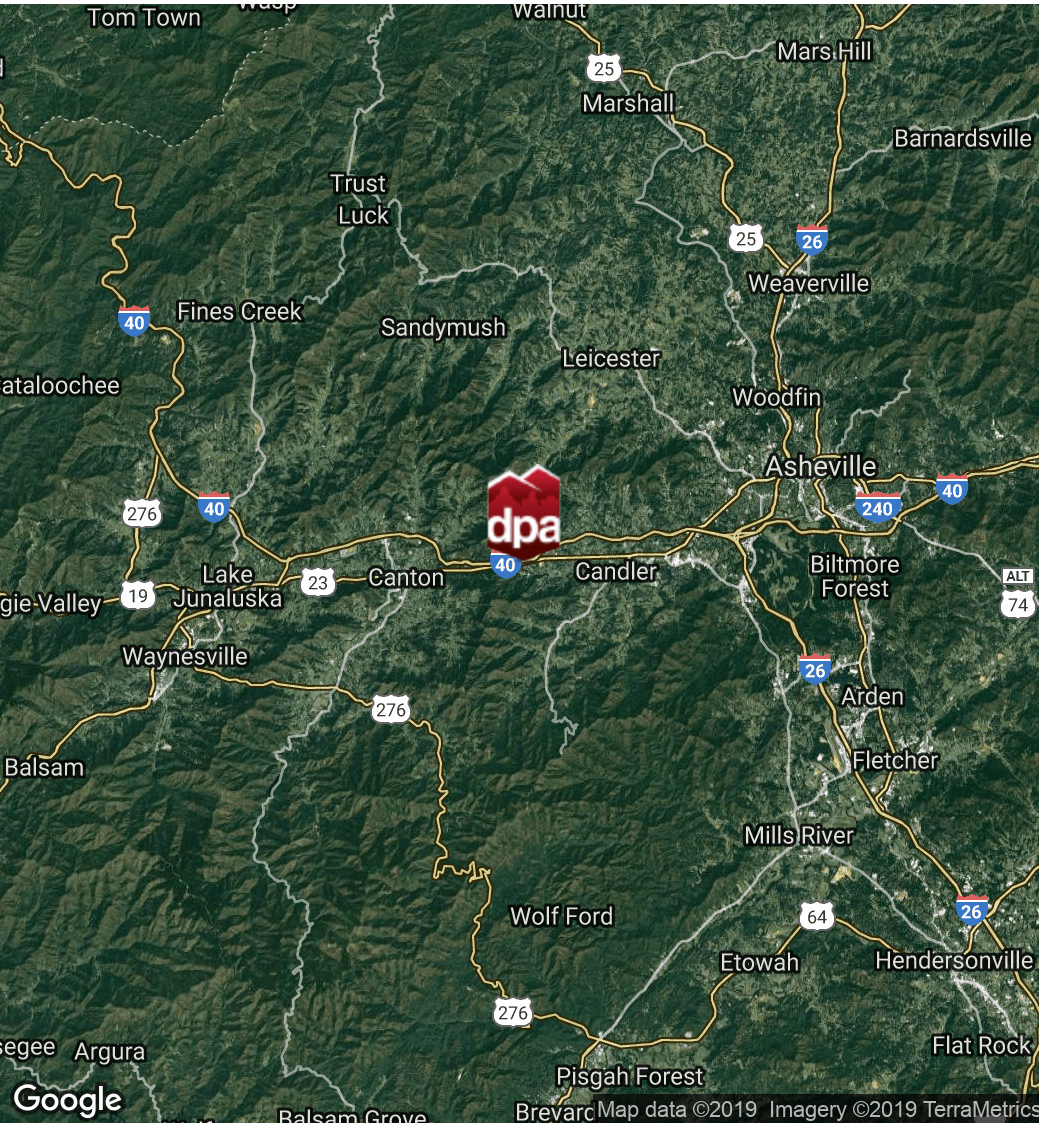


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## LOCATION MAPS

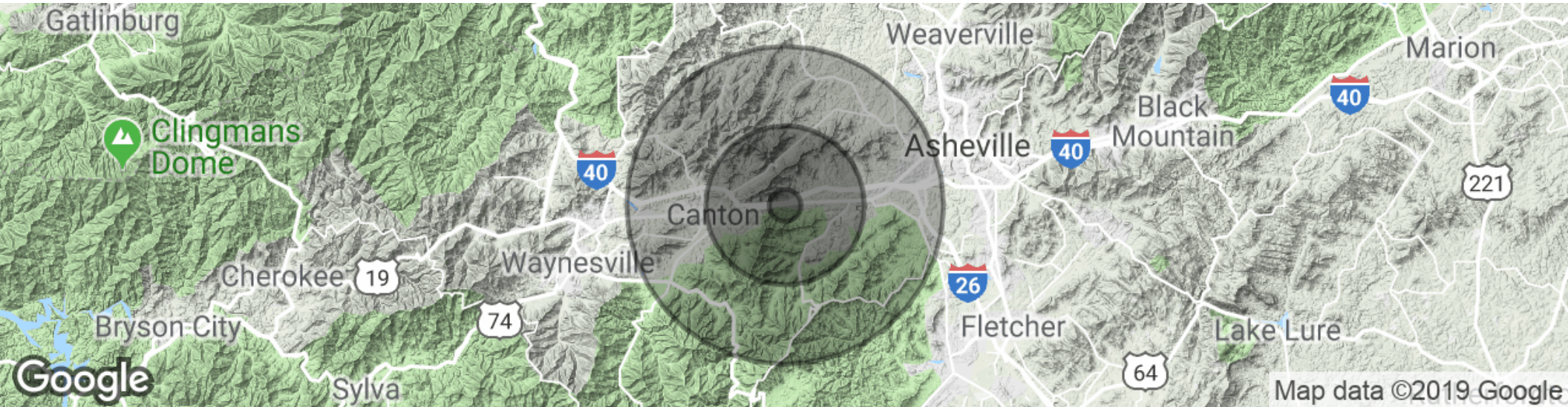


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

Total population  
Median age  
Median age (Male)  
Median age (Female)

### 1 MILE

1,397  
39.2  
37.3  
41.1

### 5 MILES

21,866  
40.3  
38.5  
41.3

### 10 MILES

76,970  
39.5  
37.6  
41.1

### HOUSEHOLDS & INCOME

Total households  
# of persons per HH  
Average HH income  
Average house value

### 1 MILE

593  
2.4  
\$51,790  
\$179,107

### 5 MILES

9,319  
2.3  
\$50,898  
\$184,403

### 10 MILES

32,483  
2.4  
\$53,445  
\$192,631

*\* Demographic data derived from 2010 US Census*



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