

6,000 VPD

COLLEGE STREET

24

40

20,000 VPD

PETE QUINN ROAD

WEST NC 24 HIGHWAY
AT PETE QUINN ROAD
WARSAW, NC

COMMERCIAL LAND FOR SALE
±1.25 ACRES

WEST NC 24 HIGHWAY AT PETE QUINN ROAD

COMMERCIAL LAND FOR SALE



Foundry Commercial is pleased to present approximately 1.25 acres of commercial/retail land on Highway 24 in Warsaw, North Carolina. The site is located just off the highly-traveled I-40 exit ramp on a corner, making the site a prime and easily accessible retail or business location.

The property is favorably zoned as commercial business, allowing a broad range of commercial and retail uses. In close proximity to the site are many established retailers, including Wendy's, McDonald's, KFC, Subway, Smithfield's, Bojangles, Waffle House, and two hotels.

The site is conveniently served by municipal water and septic, features flat topography, and has unrestricted turning access onto Highway 24 and Pete Quinn Road.

PROPERTY FEATURES

ADDRESS	West NC 24 Highway at Pete Quinn Road, Warsaw, NC
ACREAGE	±1.25
PIN #	247514246957
COUNTY	Duplin County
MUNICIPALITY	Town of Warsaw
ZONING	Highway Business
UTILITIES	Municipal water and sewer
LIST PRICE	\$250,000

TRAFFIC COUNTS

SOUTH JEFFERSON AVENUE	15,000 VPD
HIGHWAY 221	10,000 VPD

For more information, please contact:

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Raleigh, NC 27612

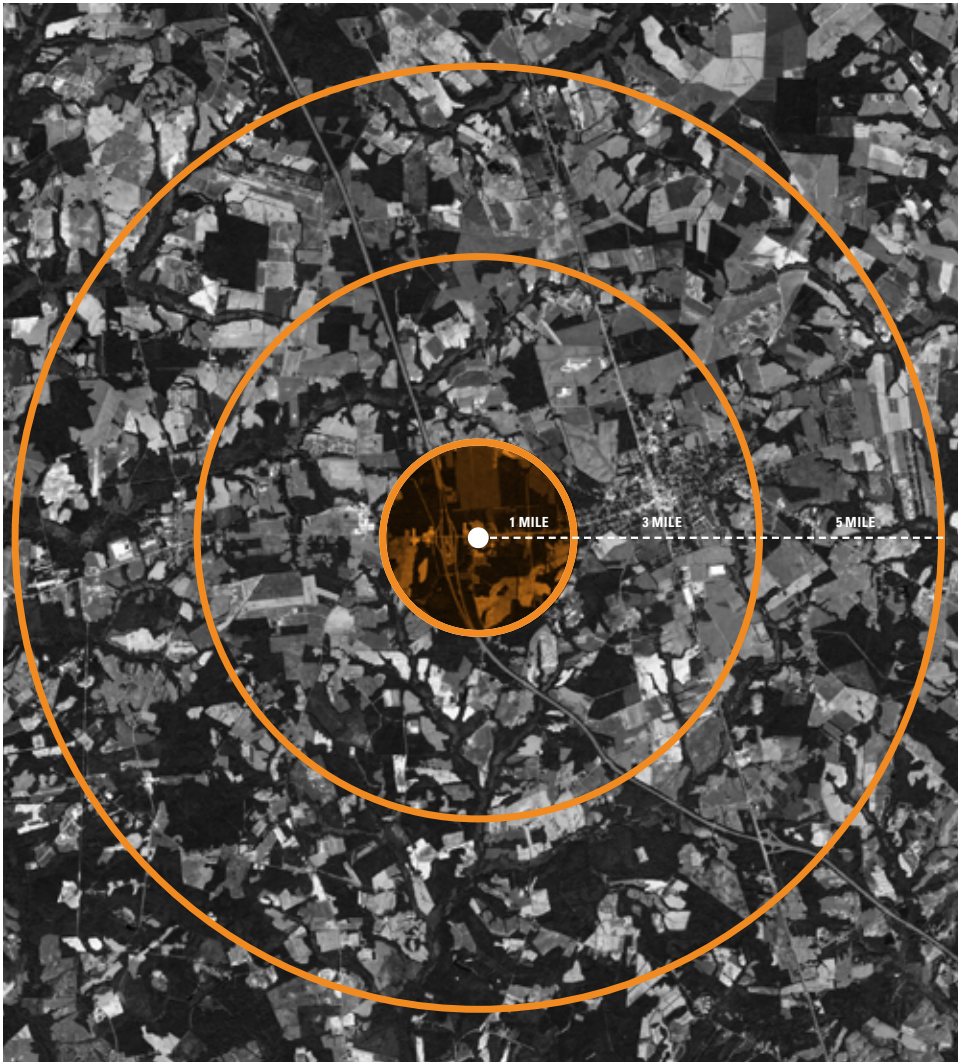
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WEST NC 24 HIGHWAY AT PETE QUINN ROAD

COMMERCIAL LAND FOR SALE

DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 ESTIMATED POPULATION	240	3,987	7,243
2024 PROJECTED POPULATION	229	3,816	7,016
2019 ESTIMATED HOUSEHOLDS	99	1,673	2,983
2024 PROJECTED HOUSEHOLDS	99	1,677	3,007
2019 ESTIMATED AVERAGE HH INCOME	\$46,615	\$41,368	\$41,280
2019 ESTIMATED MEDIAN HH INCOME	\$38,522	\$35,385	\$38,598

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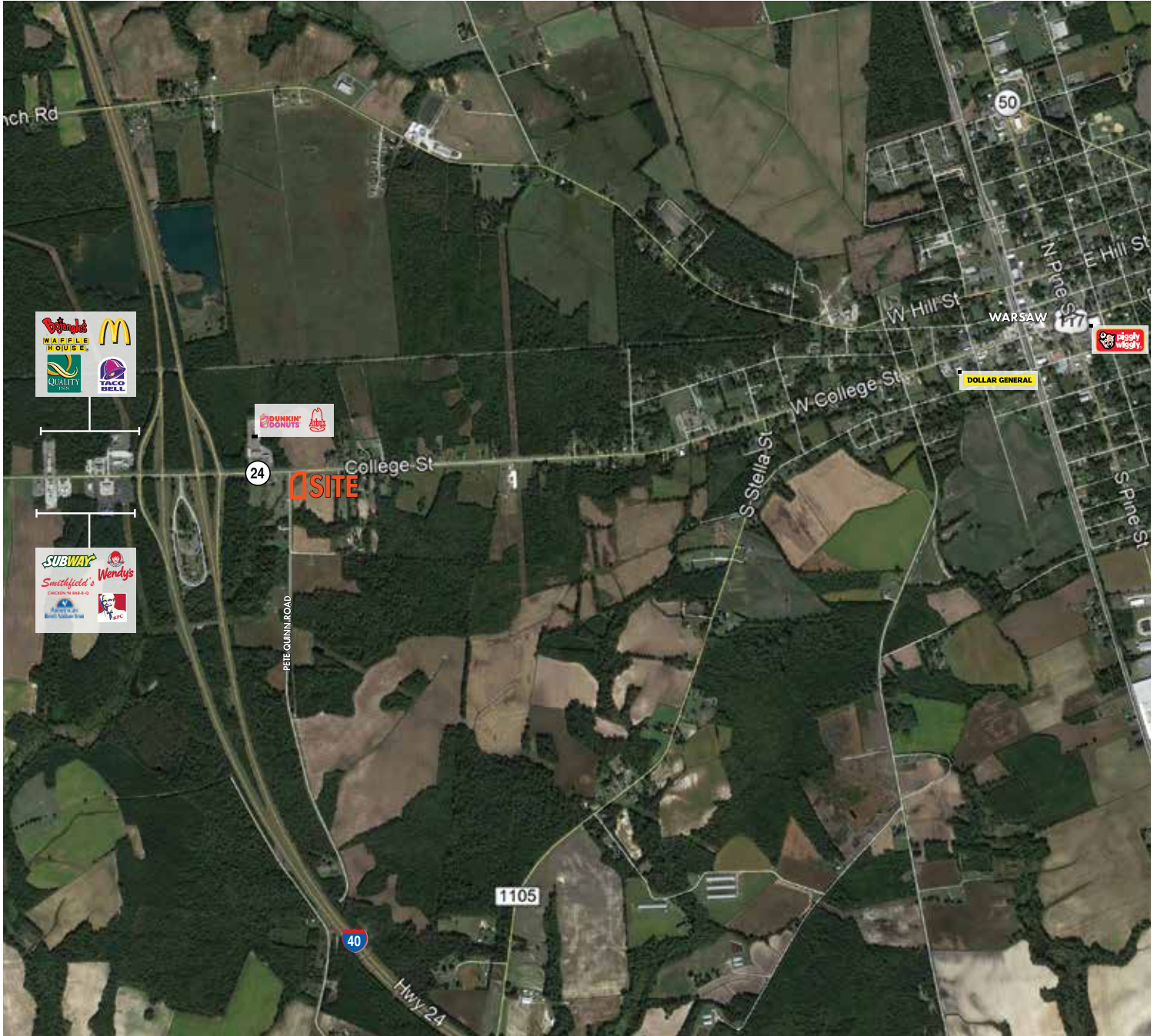
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COMMERCIAL LAND FOR SALE

LOCATION



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