



1457 SOUTH JEFFERSON AVENUE

WEST JEFFERSON, NC

COMMERCIAL LAND FOR SALE

±1.181 ACRES

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Foundry Commercial is pleased to present a ±1.181-acre Commercial/Retail site in the heart of the West Jefferson, NC business district. Located off South Jefferson Avenue, just a few parcels off of the region's main vehicular artery, Highway 221, the site is ideal location for a multitude of high visibility commercial uses.

The site is across the street from McDonald's and Ingle's, the town's primary Grocery Store and is adjacent to CVS and a gas station. It is also in close proximity is KFC, Waffle House, Dollar General, Holiday Inn, Lowe's Home Improvement and a WalMart supercenter.

Favorably zoned as Highway Commercial, the property offers a broad range of allowable uses. The site also features access to municipal water and sewer.

PROPERTY FEATURES

ADDRESS	1457 South Jefferson Avenue West Jefferson, NC
ACREAGE	±1.181
PIN #	19227499 and 19227137
COUNTY	Ashe County
MUNICIPALITY	Town of West Jefferson
ZONING	Highway Commercial
UTILITIES	Municipal water and sewer
LIST PRICE	Call for details

TRAFFIC COUNTS

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

For more information, please contact:

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

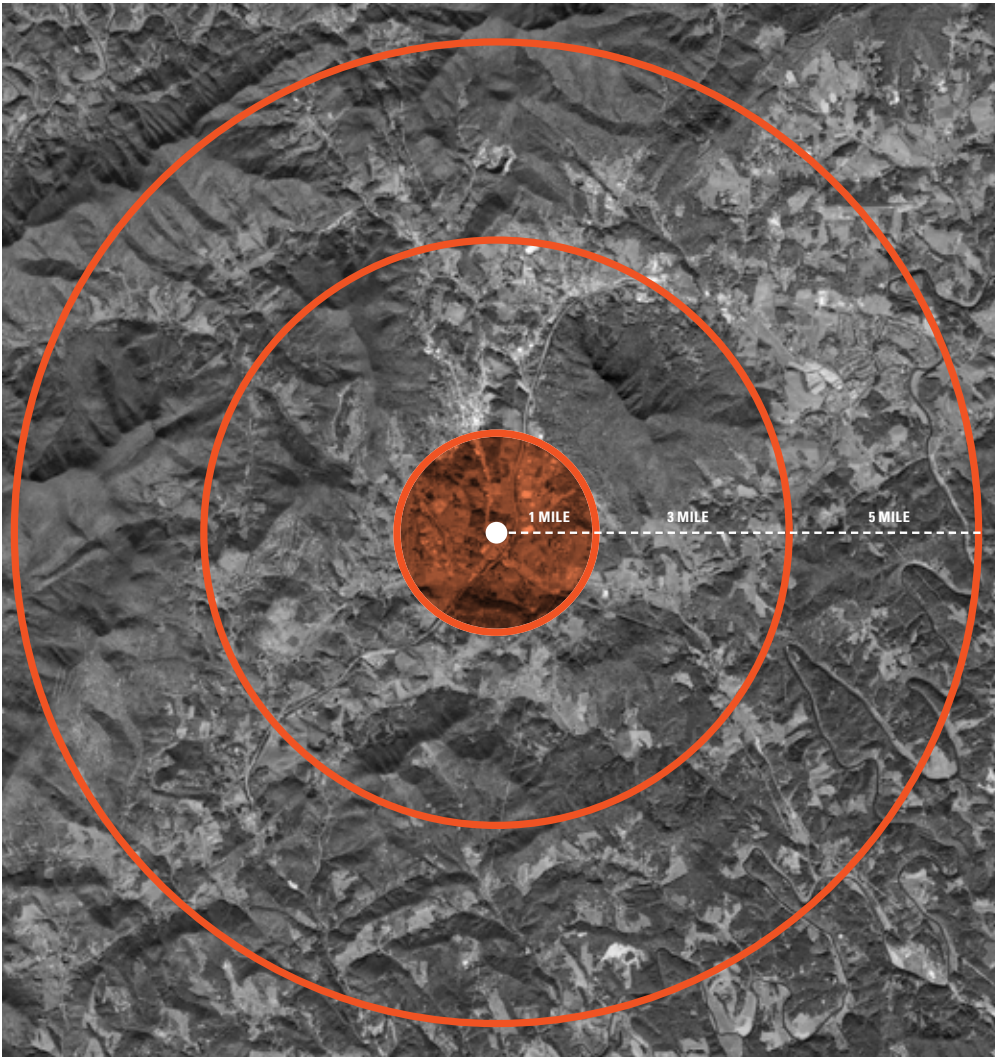
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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 ESTIMATED POPULATION	748	6,181	10,986
2024 PROJECTED POPULATION	771	6,283	11,191
2019 ESTIMATED HOUSEHOLDS	358	2,915	5,117
2024 PROJECTED HOUSEHOLDS	362	2,900	5,103
2019 ESTIMATED AVERAGE HH INCOME	\$56,239	\$53,545	\$56,094
2019 ESTIMATED MEDIAN HH INCOME	\$41,492	\$43,194	\$46,484

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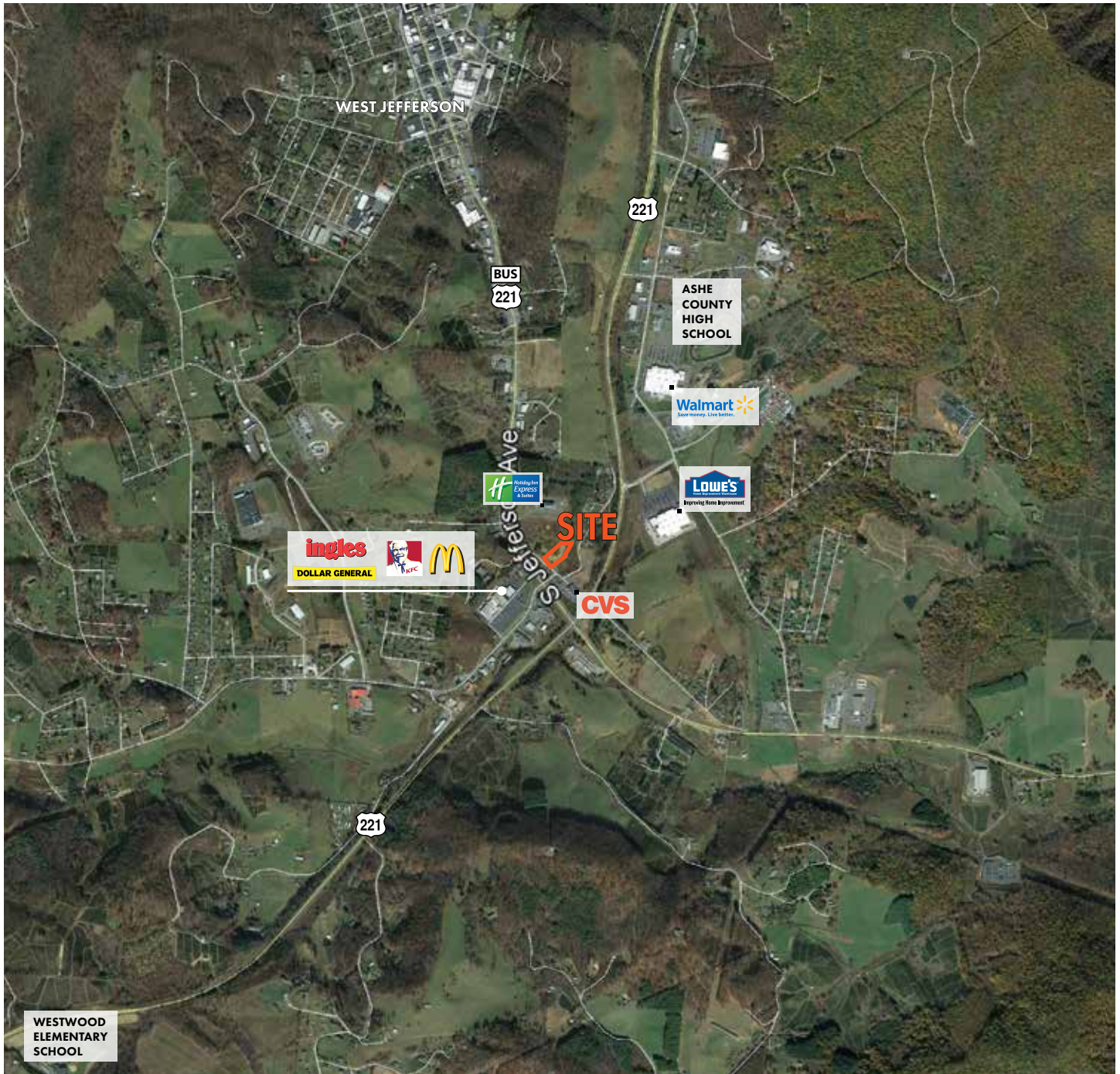
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LOCATION



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PLAT



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