

S. MAIN STREET & MOORE STREET ACREAGE

FOR SALE

1133 S MAIN STREET | GRAHAM, NC 27253



± 6.71 ACRES

PROPERTY INFORMATION

ACREAGE FOR COMMERCIAL DEVELOPMENT

The South Main Street and Moore Street acreage is located in a growing commercial area with plenty of opportunity for new development. The property features frontage on South Main Street as well as Moore Street with multiple access points. Graham, North Carolina is located within close proximity to the both Triad and Triangle areas. The acreage is conveniently located close to Interstate 40 and Highway 54.

- **Total Size:** ± 6.71 Acres
- **Asking Price:** \$1,442,650 (\$215,000/AC)
- **Zoning:** RS
 - Will be Commercial if rezoned
- Approximately one mile from Interstate 40, located on a highly trafficked road

DEMOGRAPHICS AND TRAFFIC COUNTS

2021 ESTIMATES	1 MILE	3 MILES	5 MILES
POPULATION	4,246	31,217	76,426
HOUSEHOLDS	1,811	12,589	30,721
HOUSEHOLD INCOME	\$60,421	\$60,969	\$61,692

TRAFFIC COUNTS	
SOUTH MAIN STREET	22,000 VPD*
WEST MOORE STREET	5,400 VPD*
INTERSTATE 40	123,000 VPD*

* Vehicles per day NCDOT



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BRIAN CRAVEN

Senior Associate
+1 336 544 2734
brian.craven@cbre-triad.com

CHRISTY CROUCH SMITH

Senior Associate
+1 336 544 2726
christy.smith@cbre-triad.com

MATT KING

Vice President
+1 336 544 2724
matt.king@cbre-triad.com

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