

# Highland Park

## Retail Development Opportunity

111 Smith Street  
Walnut Cove, NC 27052



### Property Overview

11.12± acres located along Main Street, just north of downtown Walnut Cove. Close proximity to schools, residential, and other retail. Can be subdivided and sold or owner will consider developing entire site.

- + **Site Size:** 11.12± acres (11 parcels)
- + **Asking Price:** Call for Pricing
- + **Nearby Retail:** Food Lion, Hardee's, Bojangles
- + **Traffic Counts:** 8,800 VPD on Main St

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,187	4,069	8,562
Daytime Population	1,561	3,824	3,708
Median Age	48.9	48.1	47.3
Households	529	1,762	3,786
Average HH Income	\$63,153	\$65,899	\$67,671
Avg Value of Owner Occ. Housing Units	\$196,111	\$187,743	\$208,171

*\*Source: CBRE Fast Reports*

### Contact Us

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SMITH ST  
(40' PUBLIC R/W)

OUTPARCEL 3  
0.88 ACRES

OUTPARCEL 4  
0.78 ACRES

PROP. BUILDING  
12,790 S.F.

OUTPARCEL 2  
0.91 ACRES

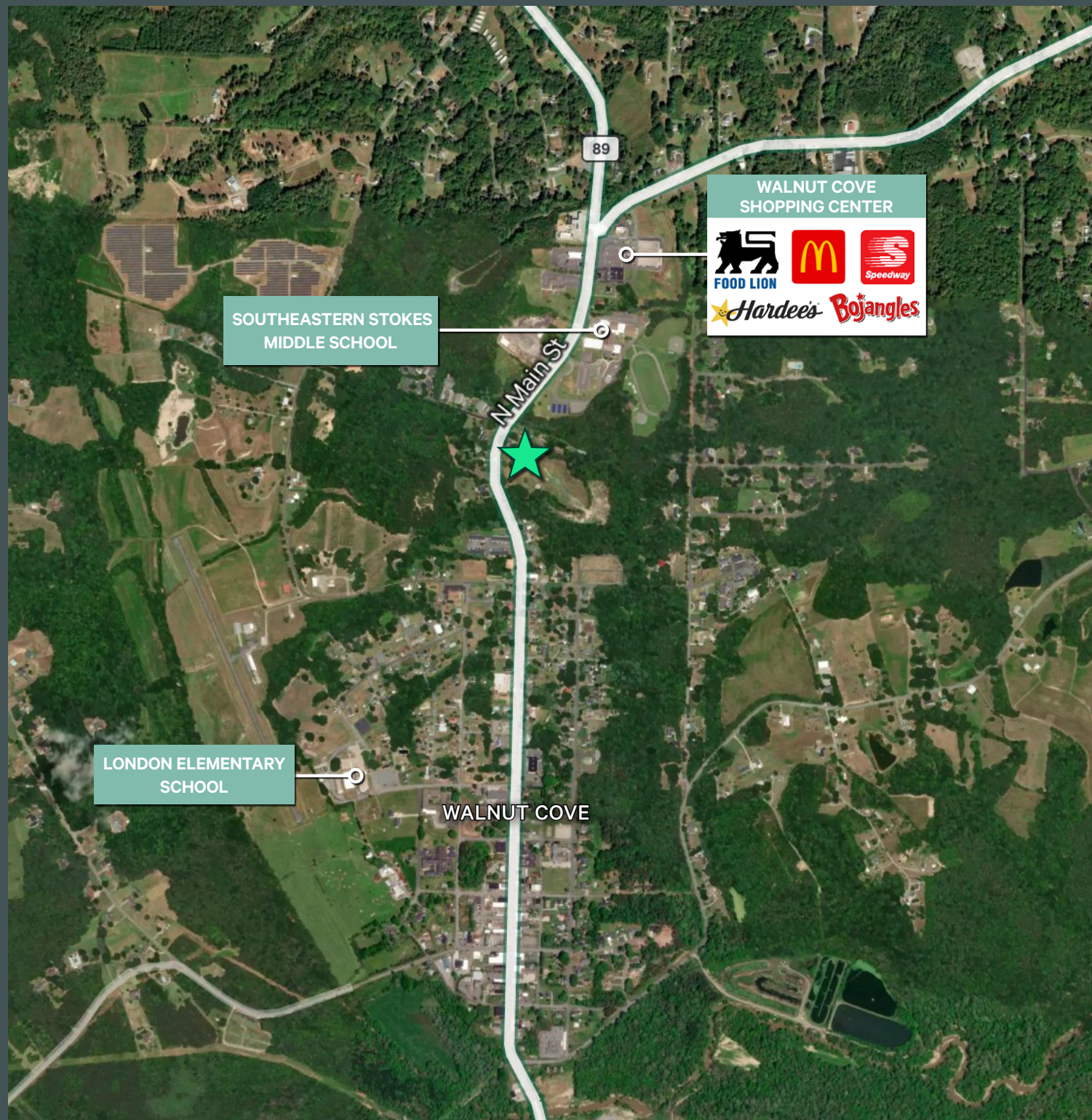
OUTPARCEL 1  
0.90 ACRES

PROP. BUILDING  
12,500 S.F.

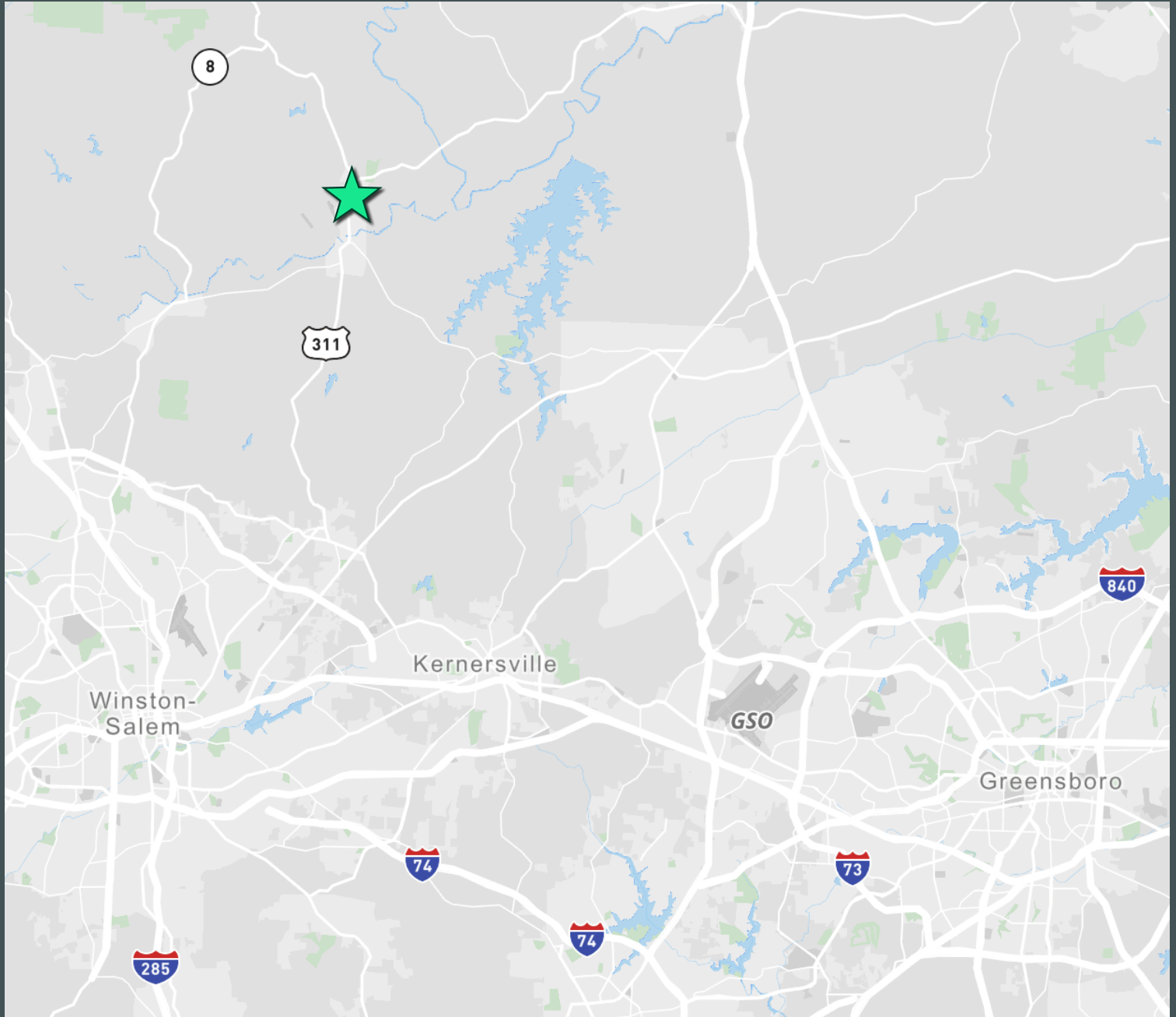
PROP. BUILDING  
43,750 S.F.

MAIN ST  
(60' PUBLIC R/W)

## Aerial Overview



## Location Map



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