

LAND

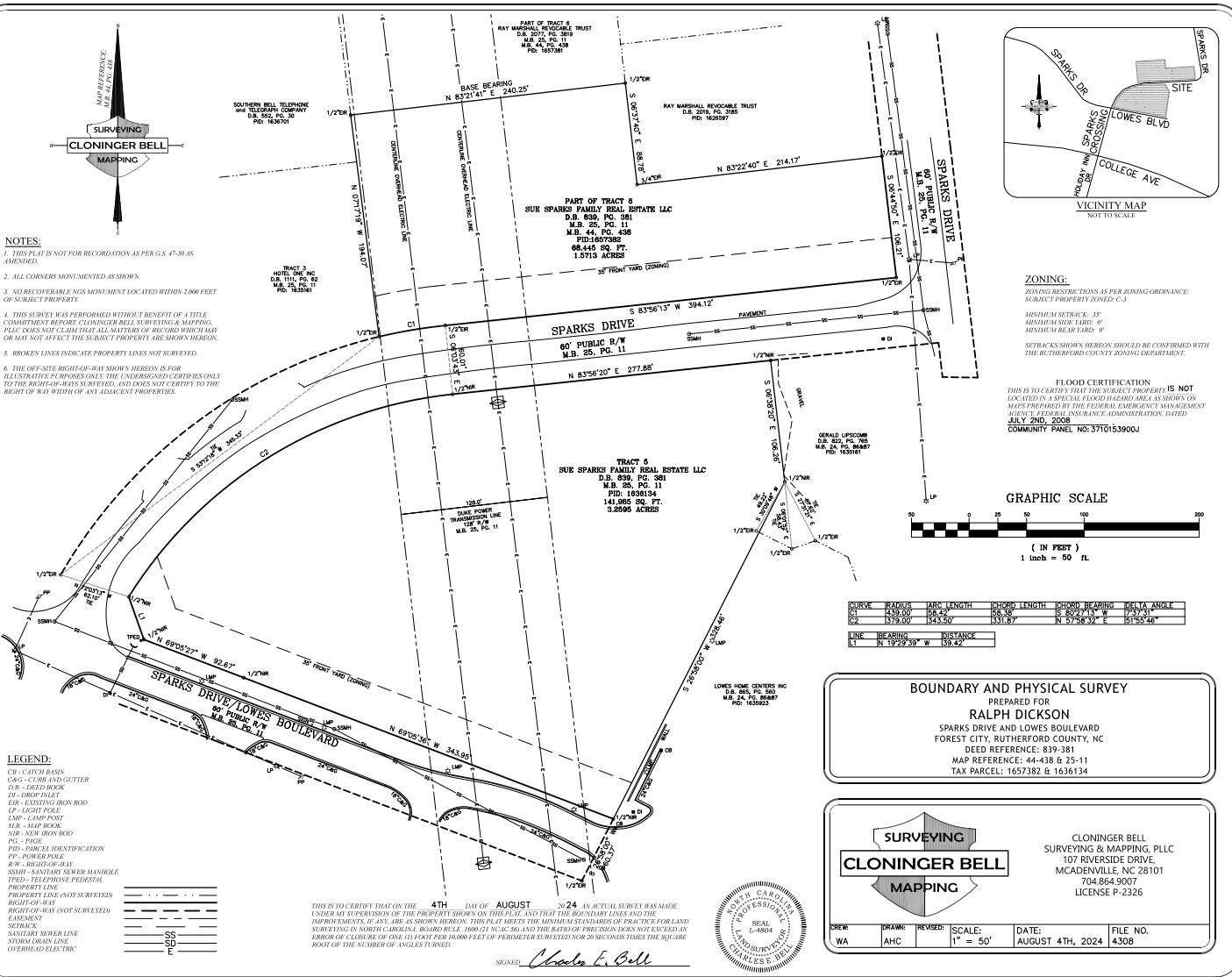
**GROUND LEASE  
OR BUILD TO SUIT**

**SPARKS DRIVE | FOREST CITY**

Land available for ground lease or build to suit in a heavy retail area and adjacent to Lowes.

**SAM KLINE, CCIM**  
c 704 777 6003  
skline@mecacommercial.com





## PROPERTY INFORMATION

## ACREAGE\*

Total - 5.83 acres

**PARCEL #**

165382 - 157+ acres

1636134 - 3.26± acres

## ZONING

C-3

## FEATURES

- Highly concentrated retail area
- Adjacent to Lowes

## PRICING

Call Broker for details

**SAM KLINE, CCIM**  
c 704 777 6003

MECA Commercial Real Estate  
102 Main Street, Suite 110  
McAdenville, NC 28101  
704.971.2000



# MECA

COMMERCIAL REAL ESTATE



## DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,238	15,633	28,294
Households	542	6,473	11,735
Families	331	3,908	7,282
Median Age	43.5	41.9	43.6
Average HH Size	2.13	2.32	2.32
Median HH Income	\$53,454	\$45,571	\$50,656
Average HH Income	\$74,753	\$70,715	\$75,495
Per Capita Income	\$31,600	\$29,485	\$31,221

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.