



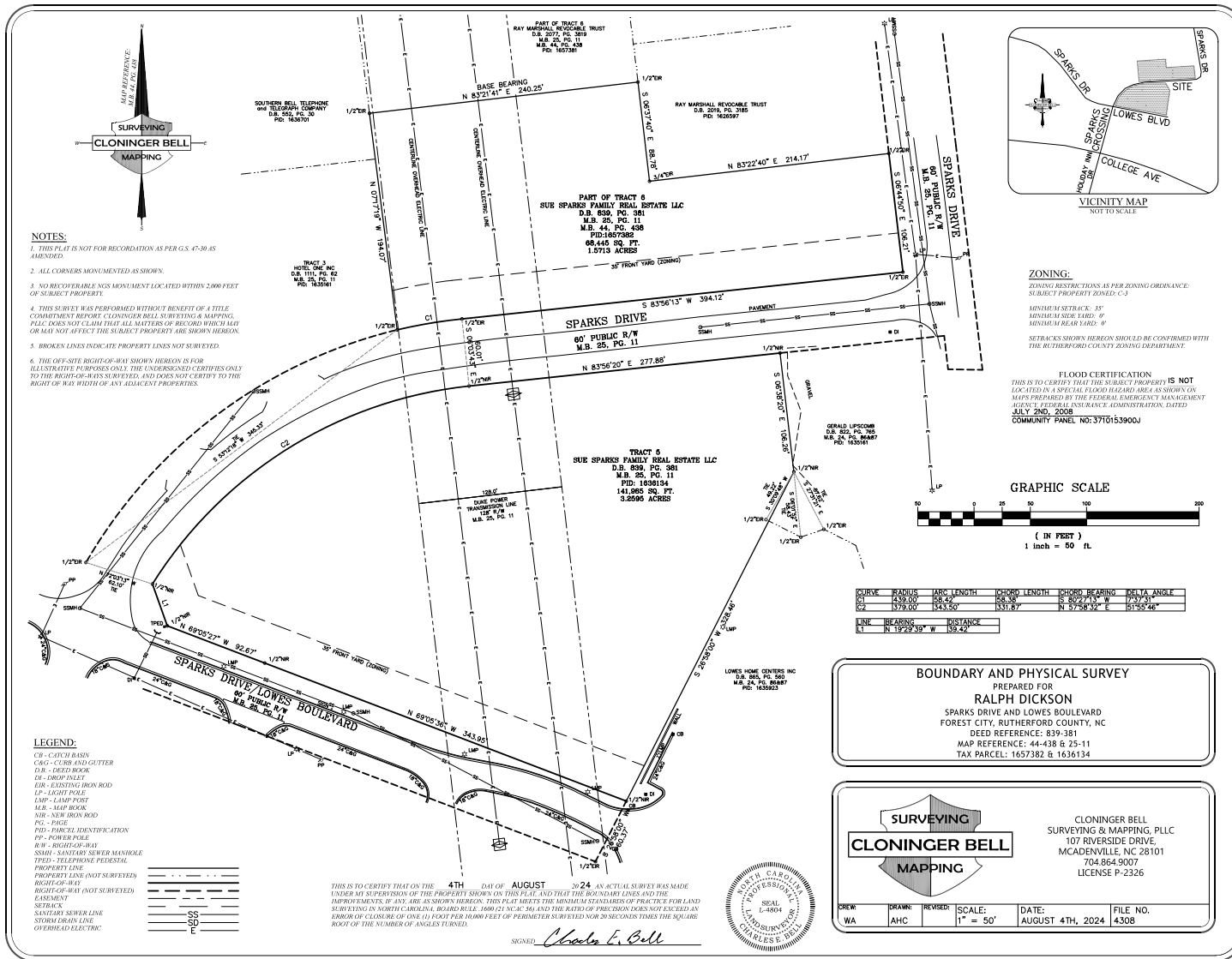
LAND | GROUND LEASE OR BUILD TO SUIT

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
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PROPERTY INFORMATION

ACREAGE*

Total - 5.83 acres

PARCEL

165382 - 1.57± acres

1636134 - 3.26± acres

ZONING

C-3

FEATURES

- Highly concentrated retail area
- Adjacent to Lowes

PRICING

Call Broker for details

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



DEMOGRAPHICS

	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.