

US-74
42,000 VPD

I-85
49,500 VPD

CONTACT US FOR PRICING

Burns Bissell
C: (704) 816-0182
BBissell@MetCapCRE.com

Lucas Barnhardt
C: (704) 930-9065
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± 1.3 Acres - Build-to-Suit or Ground Lease



AVAILABLE FOR BTS or GL

Kings Mountain Site
710 York Road, Kings Mountain, NC 28086

Site Access


York Rd
12,500 VPD

SITE 


TACO BELL

FULL ACCESS

DOLLAR GENERAL


Biscuitville
FRESH SOUTHERN



Wendy's


BURGER KING


STARBUCKS
COFFEE


I-85


McDonald's

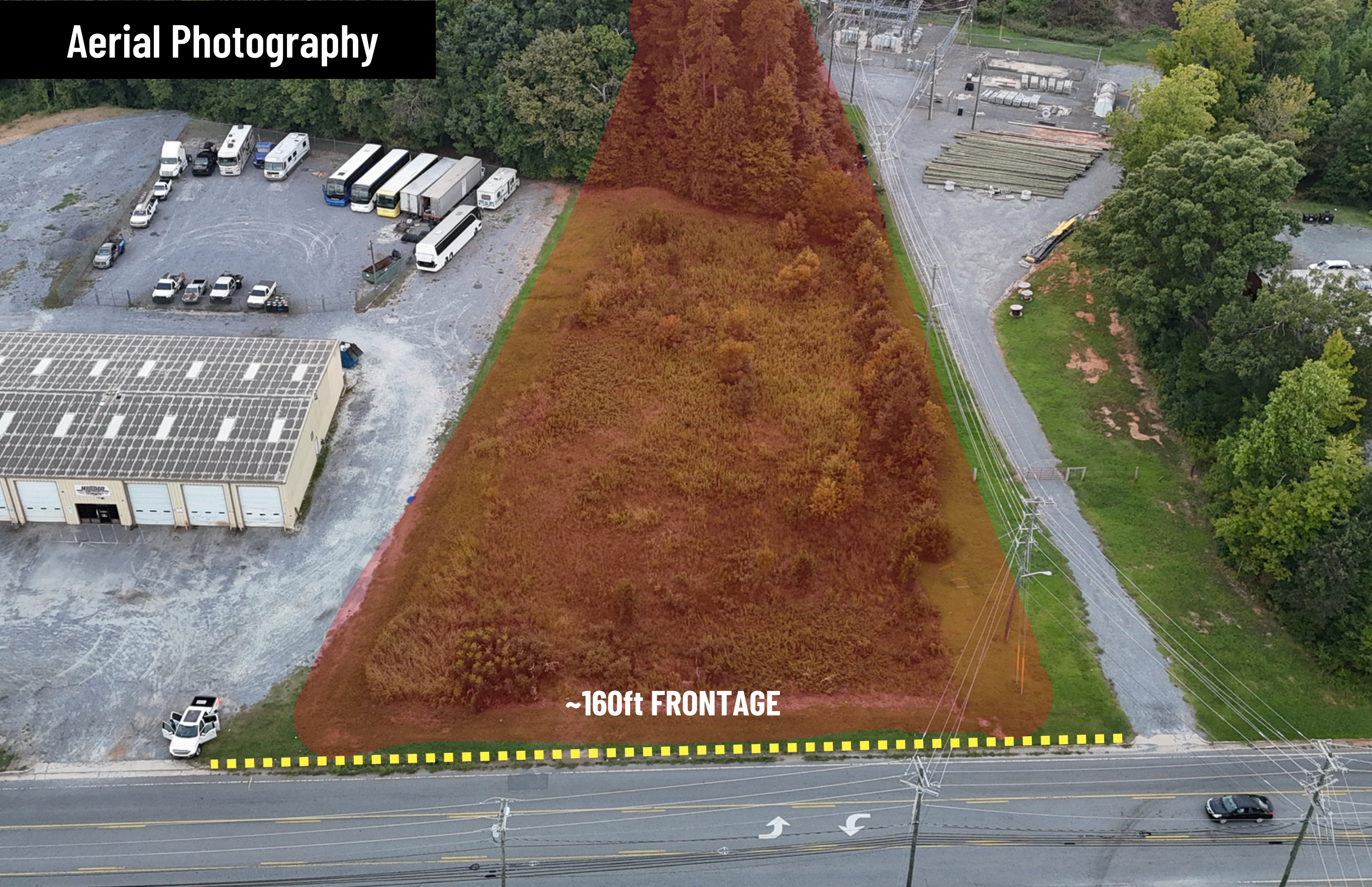

I-85
49,500 VPD

WAFFLE HOUSE


Comfort INN


Holiday Inn

Aerial Photography



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Demographic Profile

POPULATION	3 MILE	5 MILE	10 MILE
2024 Estimated Population	13,494	30,030	127,541
2029 Projected Population	14,214	31,782	135,995
HOUSEHOLDS			
2024 Estimated Households	5,458	11,962	50,642
2029 Projected Households	5,751	12,670	54,048
HOUSEHOLD INCOME			
2024 Estimated Average Household Income	\$59,996	\$62,078	\$61,140
BUSINESSES			
2024 Estimated Total Businesses	691	1,014	4,694
2024 Estimated Total Employees	6,956	9,351	44,817



MAJOR EMPLOYERS IN CLEVELAND COUNTY, NC

Atrium Health Care	Ingles Markets
Walmart	Nippon Electric Glass
County of Cleveland	Eaton Corporation
Gardner-Webb University	Cleveland Community College
Hanesbrands	STI Fabrics



\$62,078

AVERAGE HH INCOME



127,541

POPULATION



50,642

HOUSEHOLDS



4,694

SURROUNDING BUSINESSES
(10 MILES RADIUS)



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