



LAND | **FOR SALE**

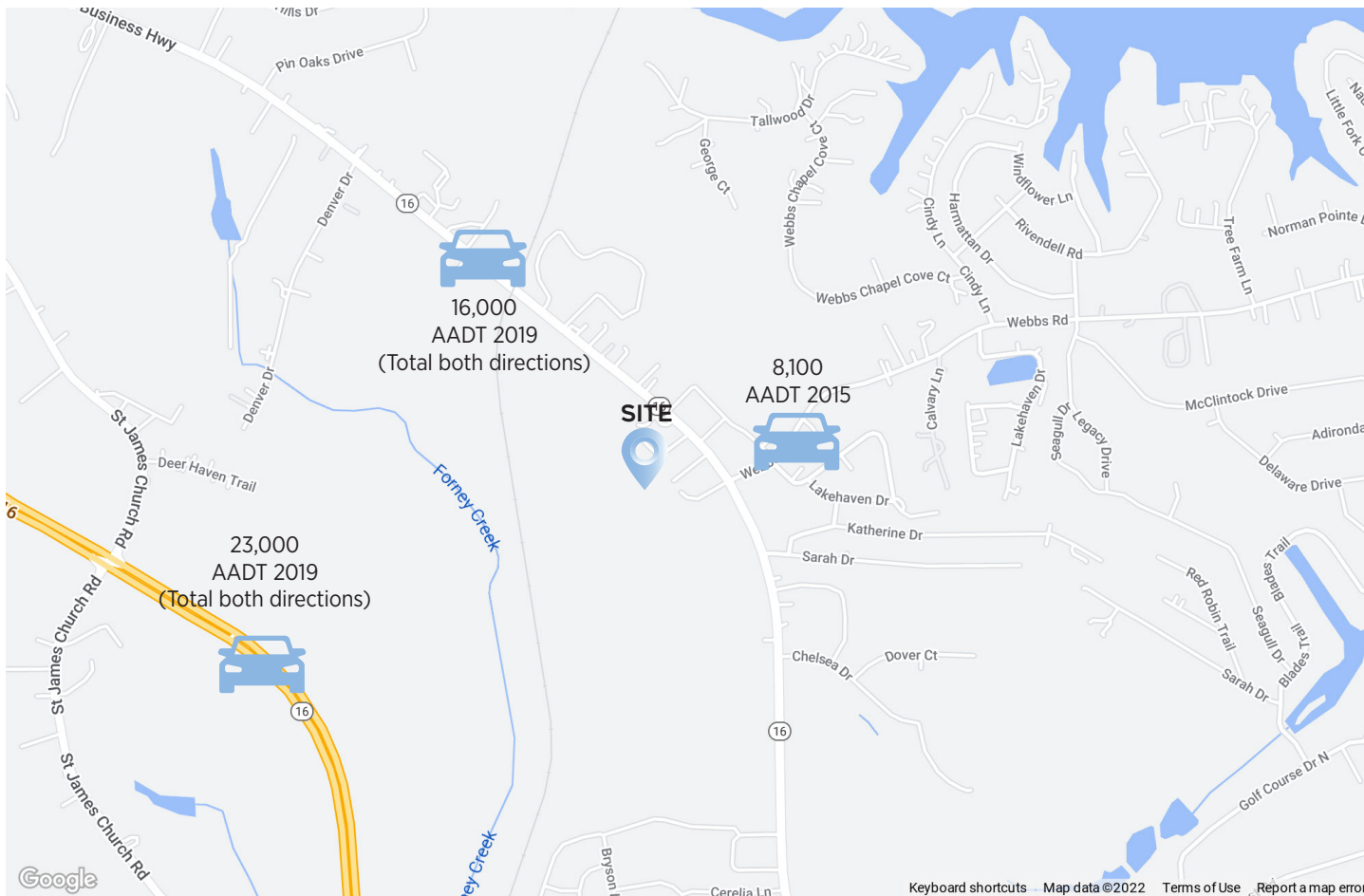
**NORTH NC 16 BUSINESS HIGHWAY | DENVER**

14.3 Acres\* for Sale in thriving Denver, NC – great site potential for a mixed-use concept.

**SAM KLINE, CCIM**  
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skline@mecacommercial.com







## PROPERTY INFORMATION

### ACREAGE

14.3 Acres\*

### ZONED

Neighborhood Business

### PID

29688

### FEATURES

- Commercial Opportunity on Denver's most traveled corridor
- Located along Business Hwy 16
- Great potential mixed-use site

### LIST PRICE

\$1,400,000

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2021 Population	2,629	15,920	35,481
2026 Projected Population	2,989	17,972	39,364
Daytime Population	1,717	12,466	27,748
% of Population, Female	51.0%	50.8%	50.8%
% of Population, Male	49.0%	49.2%	49.2%
AGE			
Average Age (2021)	42.5	43.3	43.1
Average Age, Male	41.7	41.9	42.2
Average Age, Female	43.3	43.5	43.9
HOUSING			
2021 Households	973	6,214	13,760
Median Home Value	\$747,803	\$607,403	\$691,796
Average Home Value	\$714,044	\$541,264	\$594,598
INCOME			
Per Capita Income (2021)	\$71,031	\$58,535	\$60,179
Average Household Income	\$191,979	\$149,974	\$155,171
Median Household Income	\$180,543	\$128,710	\$124,540

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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.