



PROPERTY SUMMARY

SVN Palmetto is pleased to present the opportunity to purchase ±1.14 AC for retail development along US 321 in Lenoir, NC. The parcel is located across the street from North Hill Plaza featuring Planet Fitness and Dunham Sports. Other nearby retailers include Walmart, Bo's Family Entertainment, Tractor Supply, Starbucks, and Longhorn Steakhouse and many others. US 321 sees approximately 30,000 vehicles per day making this an ideal opportunity for a QSR, bank, or other retail development.

PROPERTY HIGHLIGHTS

- ±1.14 AC for development in the main retail corridor of Lenoir, NC
- Surrounded by national retailers including Walmart, Planet Fitness, Longhorn, and many more
- ±30,000 VPD on US 321
- Priced to sell; owner will also ground lease or BTS

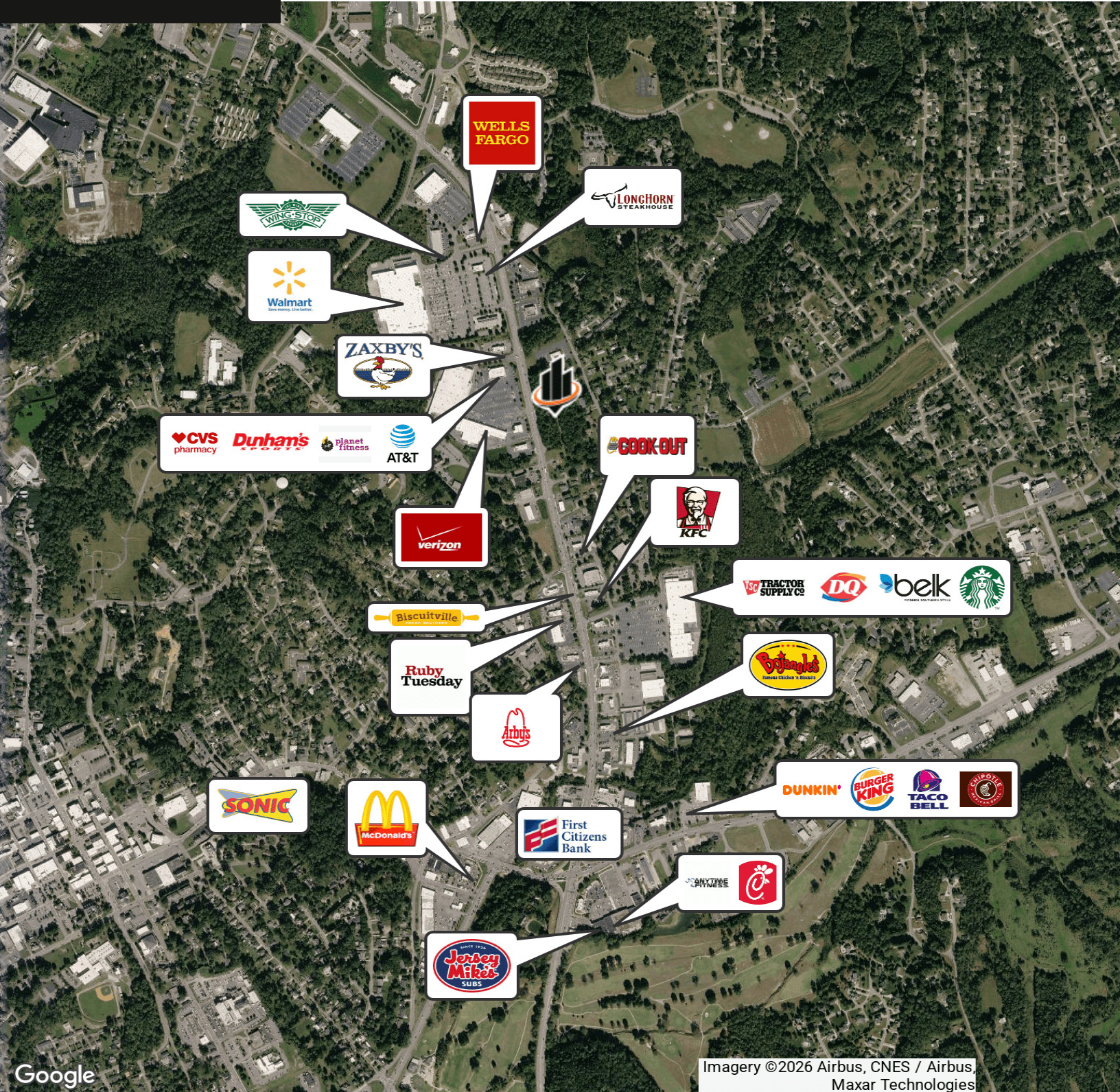
Asking Price	\$525,000	VPD Count	±30,000
Site Size	1.14 Acres	Zoning	B-6 Commercial
Price/AC	\$460,526	Market	Lenoir, NC



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Google

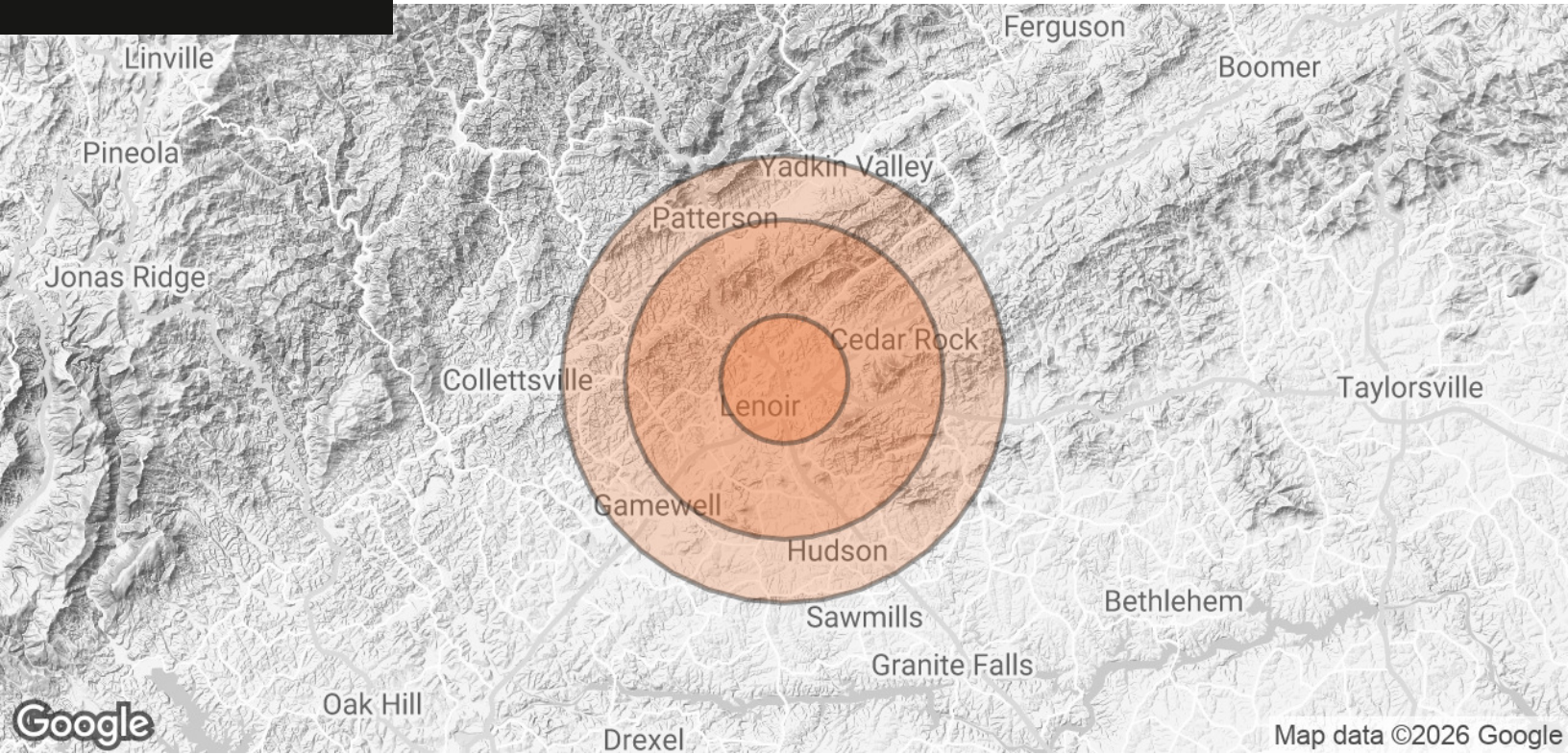
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POPULATION	2 MILES	5 MILES	7 MILES
TOTAL POPULATION	10,419	29,076	44,303
AVERAGE AGE	46.9	44.6	44.3
AVERAGE AGE (MALE)	41.5	41.6	41.6
AVERAGE AGE (FEMALE)	48.8	46.5	45.9
HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	4,462	11,998	18,114
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$66,475	\$65,252	\$66,272
AVERAGE HOUSE VALUE	\$183,748	\$167,737	\$170,894

2023 American Community Survey (ACS)



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

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INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



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