

~4.23 Acre Corner Lot

6623 Unity St., Thomasville, NC



FOR SALE

Property Overview

Strategic Commercial Corner | ±1 Mile from I-85

C-2 zoned development site located at a high-visibility corner in a residential growth corridor. This ±4.23-acre parcel sits approximately 1 mile from the I-85 interchange, positioned to capture both regional commuter traffic and local demand from surrounding established and new-construction neighborhoods. With extensive road frontage and flexible Highway Commercial zoning, the site is ideal for retail, medical office, or service-oriented development.

Property Highlights

- Strategic Corner Location: High-visibility ±4.23-acre corner lot situated in a high-growth residential corridor.
- Superior Interstate Access: Located approximately 1 mile from the I-85 interchange for easy regional connectivity.
- Flexible C-2 Zoning: Highway Commercial zoning allows for diverse uses including retail, medical, professional offices, and more.
- Rapidly Expanding Demographics: Surrounded by established neighborhoods and multiple new residential developments.
- Development Ready: Prime site for a neighborhood anchor, medical hub, or retail strip center serving the Thomasville market.
- Significant Road Frontage: Boasts extensive frontage on Unity St and County Line Rd, ensuring maximum exposure for future tenants.

Property Details

Price: \$850,000

Lot Size: ~4.23 Acres

Zoning: C-2 Highway Commercial District

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KW COMMERCIAL - GLOBAL

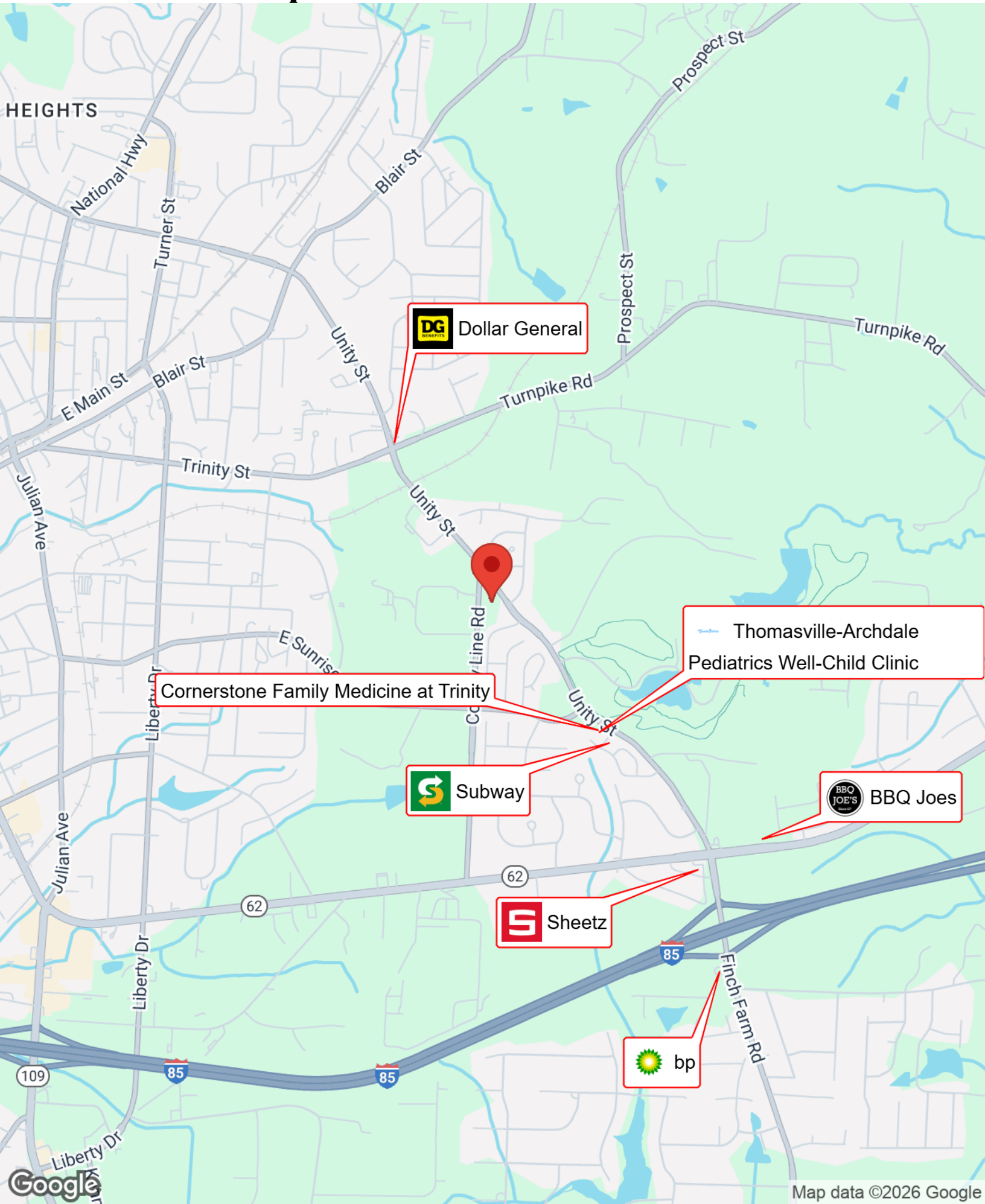
1221 South MoPac Expressway

Austin, TX 78746

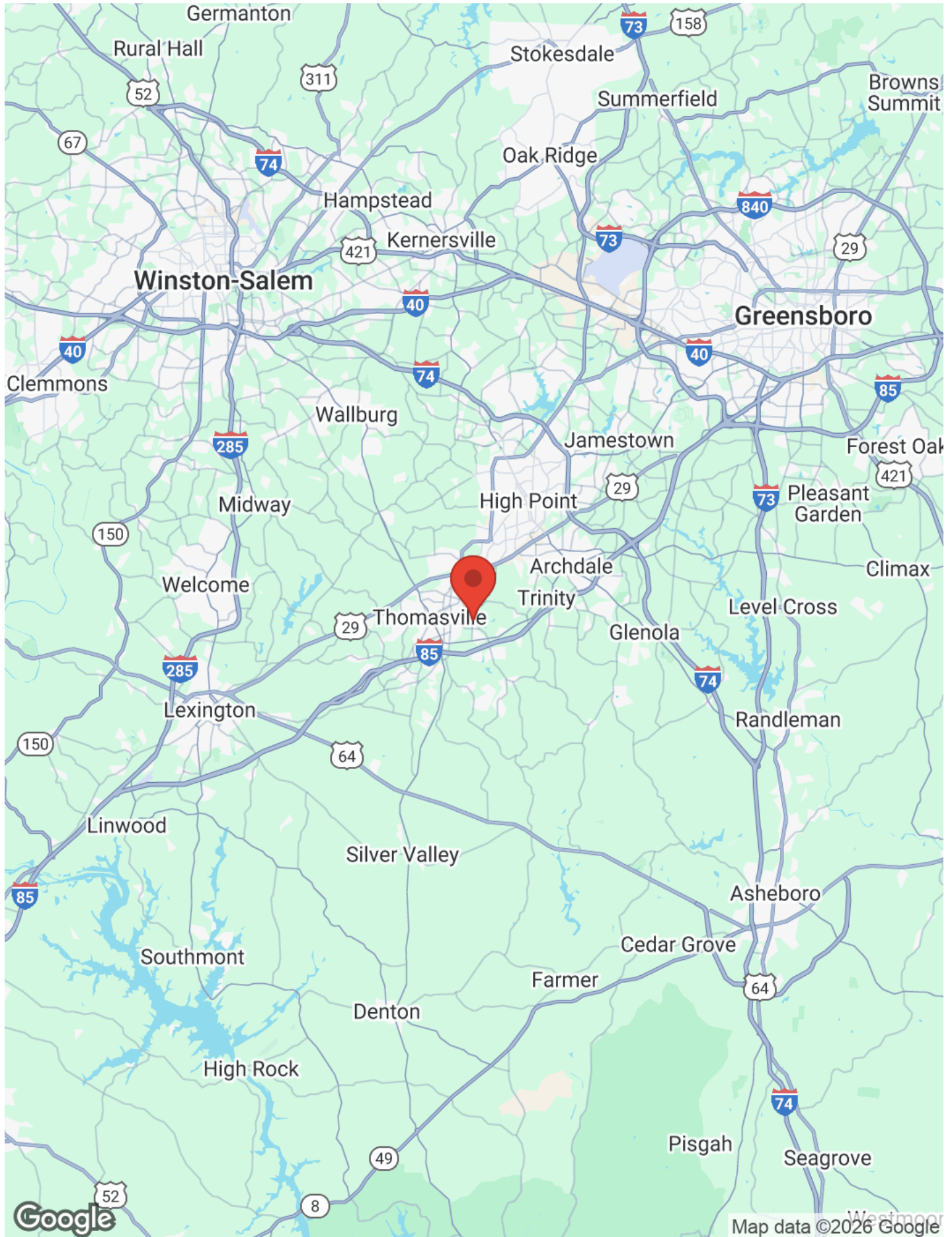
Each Office is Independently
Owned and Operated



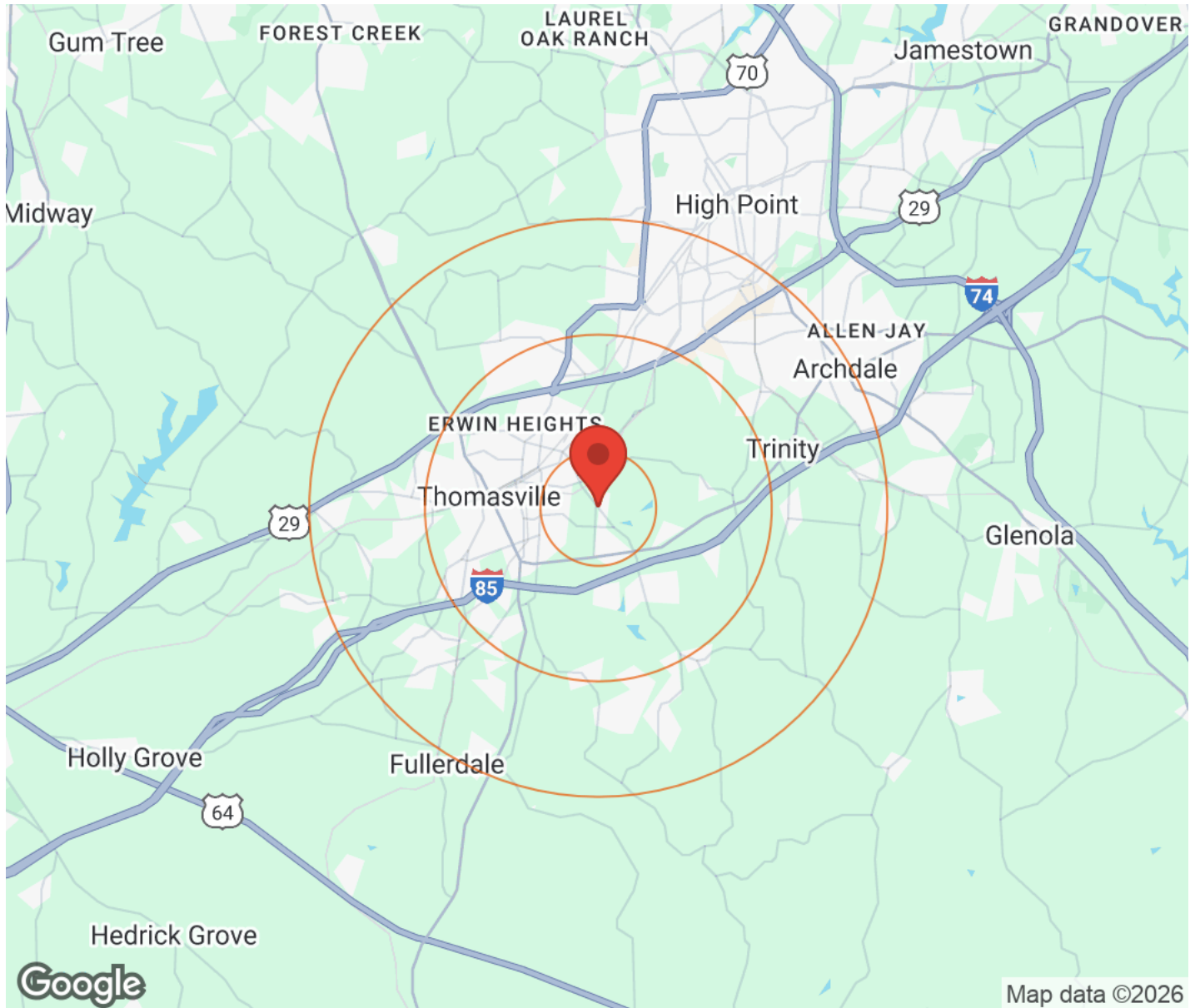
Business Map



Regional Map



Demographics



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,600	13,628	29,230	Median	\$66,717	\$63,519	\$63,621
Female	1,744	14,455	30,709	< \$15,000	82	1,138	2,329
Total Population	3,344	28,084	59,939	\$15,000-\$24,999	130	1,233	2,174
				\$25,000-\$34,999	95	791	1,914
				\$35,000-\$49,999	158	1,364	3,303
				\$50,000-\$74,999	291	2,089	4,386
				\$75,000-\$99,999	181	1,698	3,658
				\$100,000-\$149,999	337	2,137	4,280
				\$150,000-\$199,999	83	540	1,250
				> \$200,000	37	336	1,002
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	602	5,336	11,175	Total Units	1,478	12,256	26,226
Ages 15-24	372	3,476	7,354	Occupied	1,394	11,324	24,296
Ages 25-54	1,258	10,842	22,895	Owner Occupied	975	6,645	14,867
Ages 55-64	441	3,610	7,872	Renter Occupied	419	4,679	9,429
Ages 65+	671	4,820	10,643	Vacant	84	932	1,929
Race	1 Mile	3 Miles	5 Miles				
White	2,304	18,392	38,822				
Black	458	4,704	9,668				
Am In/AK Nat	10	65	150				
Hawaiian	N/A	3	6				
Hispanic	378	3,665	7,756				
Asian	132	638	2,230				
Multi-Racial	61	607	1,265				
Other	2	11	36				