

WALLACE, NC

# S NC HWY 41 & TOBACCO RD

1.14 ACRES AVAILABLE FOR LEASE OR SALE



# PROJECT DETAILS

S NC HWY 41 & TOBACCO RD • 1.14 ACRES AVAILABLE FOR LEASE OR SALE • LAND

## PROPERTY HIGHLIGHTS

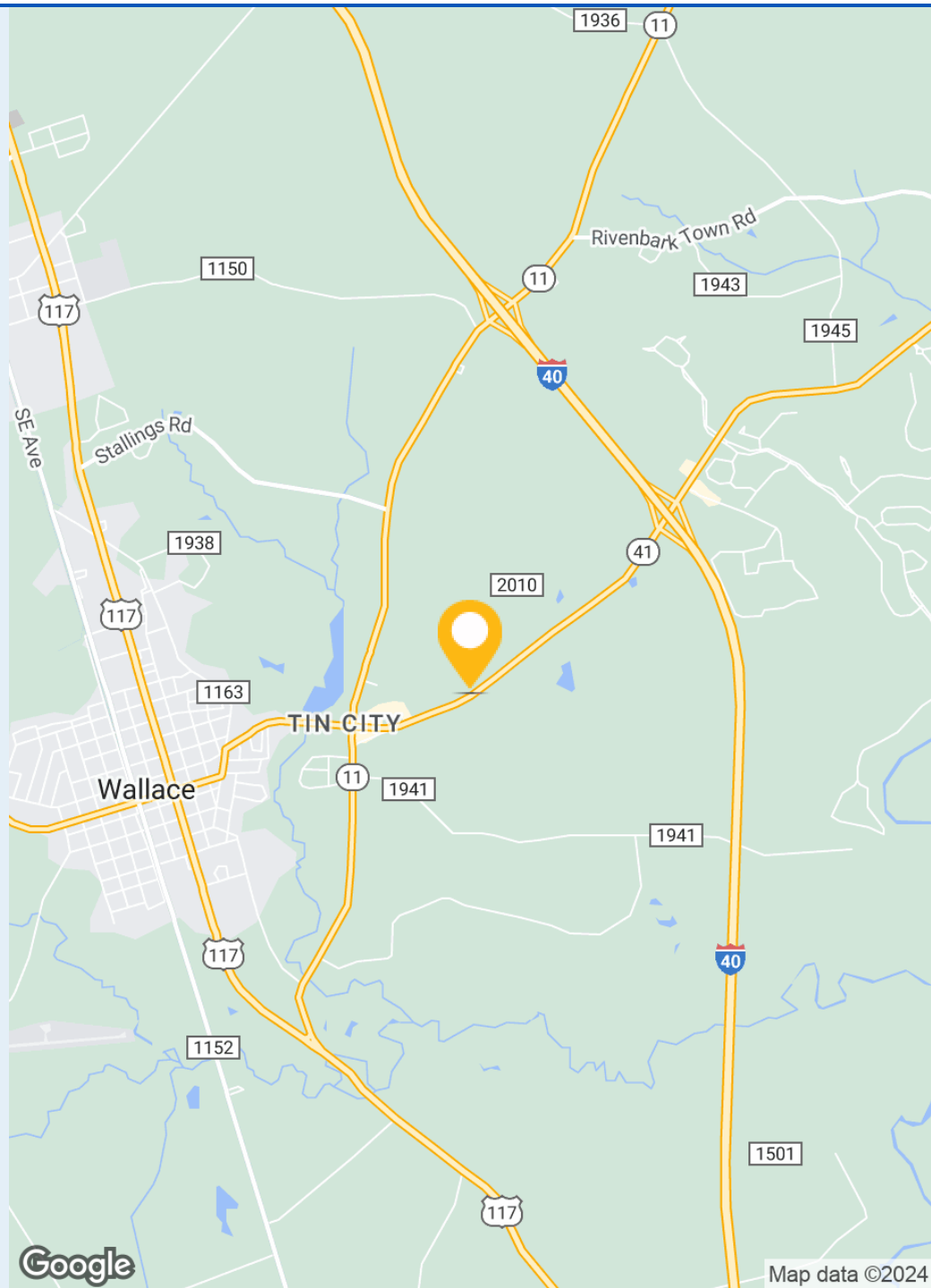
- Last remaining OP to Walmart with frontage on Hwy 41
- For sale or lease
- Suitable for various uses with full approval in place for QSR development
- Approximately 350 residential units planned across the road
- 1.2 miles to I-40 interchange

## OFFERING SUMMARY

LEASE RATE	Call for pricing
SALE PRICE	Call for pricing
AVAILABLE ACREAGE	1.14 Acres

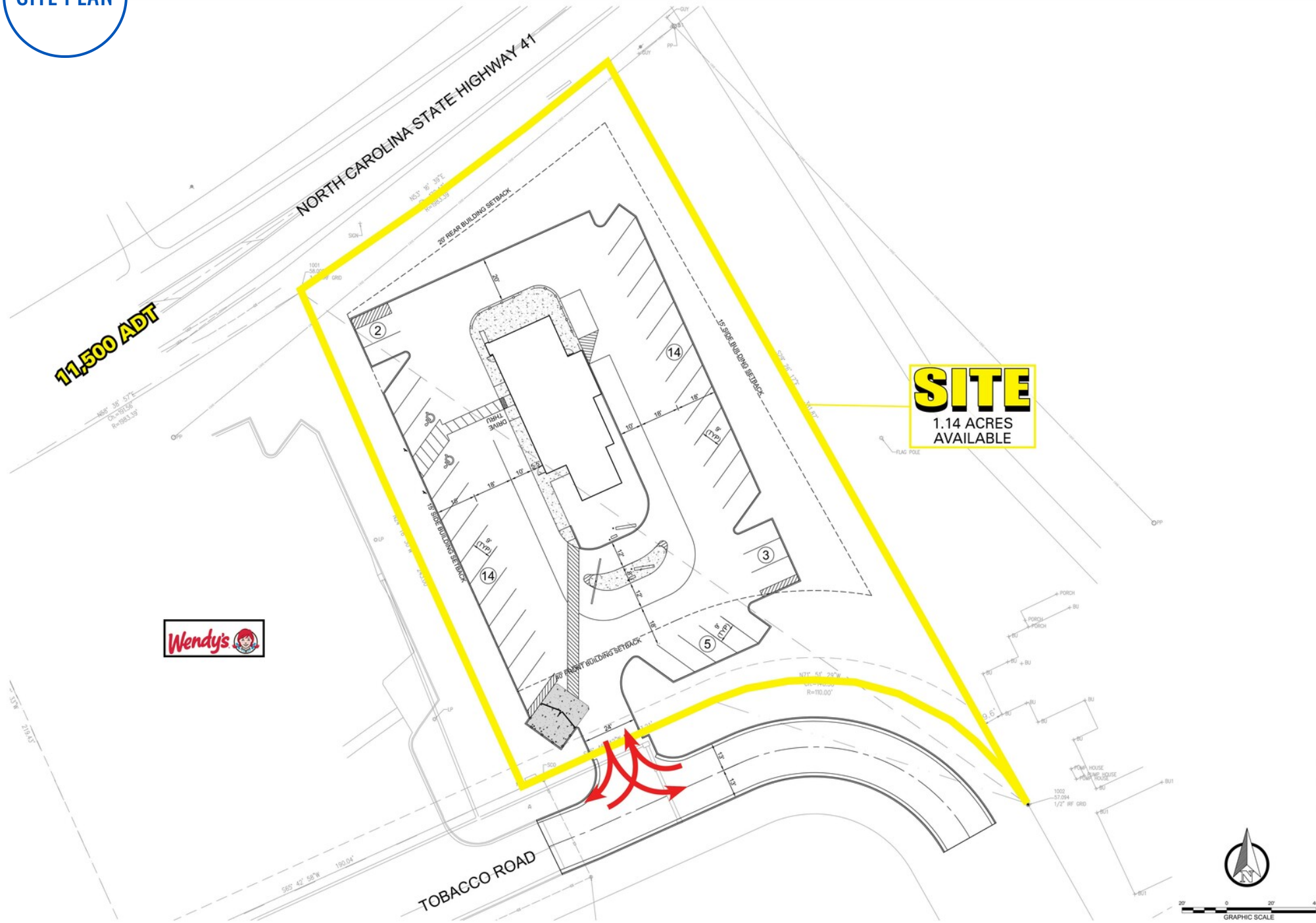
## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	2,530	3,777	5,666
POPULATION	6,336	9,361	14,130
AVERAGE HH INCOME	\$78,872	\$76,492	\$74,563



# SITE PLAN

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AERIAL

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Cross Roads  
Planned Commercial & Residential Development

- Planned National C-Store
- Proposed National Bank
- Proposed National Coffee
- Proposed National QSR
- ±350 Planned Residential Units

41

**SITE**  
1.14 ACRES  
AVAILABLE



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