



RETAIL FOR SALE/LEASE

1054 NC HWY 86, YANCEYVILLE, NC 27379



WILL SOSSAMAN

Broker

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Freestanding retail building available for sale or lease in a highly visible location along NC Highway 86, the primary commercial corridor through Yanceyville and Caswell County. Formerly operated as a Family Dollar, the building offers a proven retail layout with $\pm 8,320$ SF, ample on-site parking, and strong road frontage – ideal for a discount retailer, convenience user, medical/service tenant, or other retail concept seeking an established, turn-key location. Situated near the intersection of NC-86 N and Firetower Rd, the site benefits from steady local traffic and visibility as the primary retail node serving the Yanceyville area. Convenient regional access, just 15 minutes from Danville, VA and roughly 35 minutes from Reidsville and the Greensboro/Burlington market.

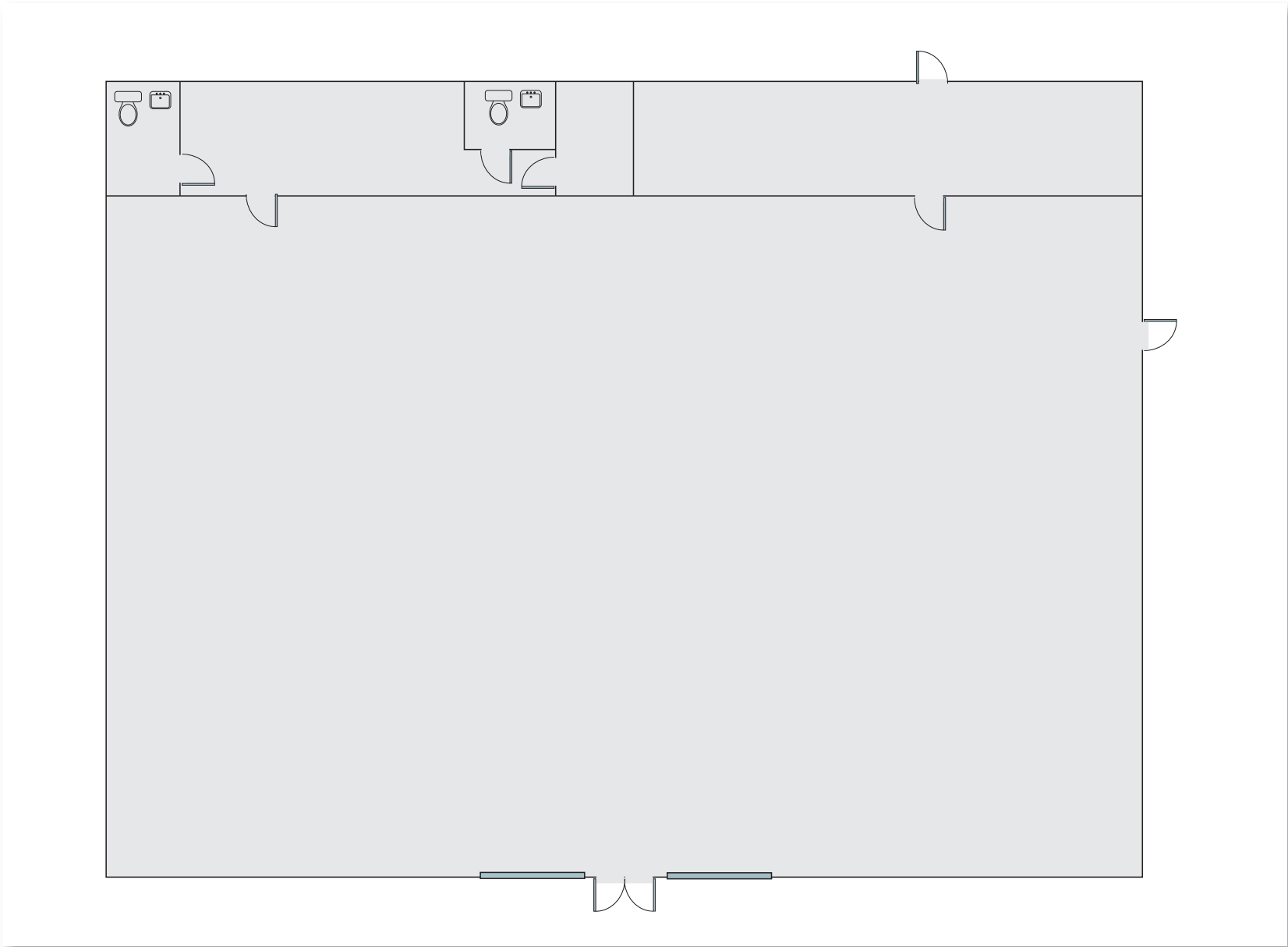
HIGHLIGHTS

- » 8,320 SF
- » ± 1.25 Acres
- » Parcel #: 0068 091
- » Zoning: HB (Highway Business)
- » Stand-alone retail building off NC Hwy 86
- » Traffic counts: 10,000 VPD on NC Hwy 86 (2024)
- » Sale price: \$850,000
- » Seller financing available
- » Lease Rate: \$10.00/SF NNN
- » TICAM: TBD

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FLOOR PLAN

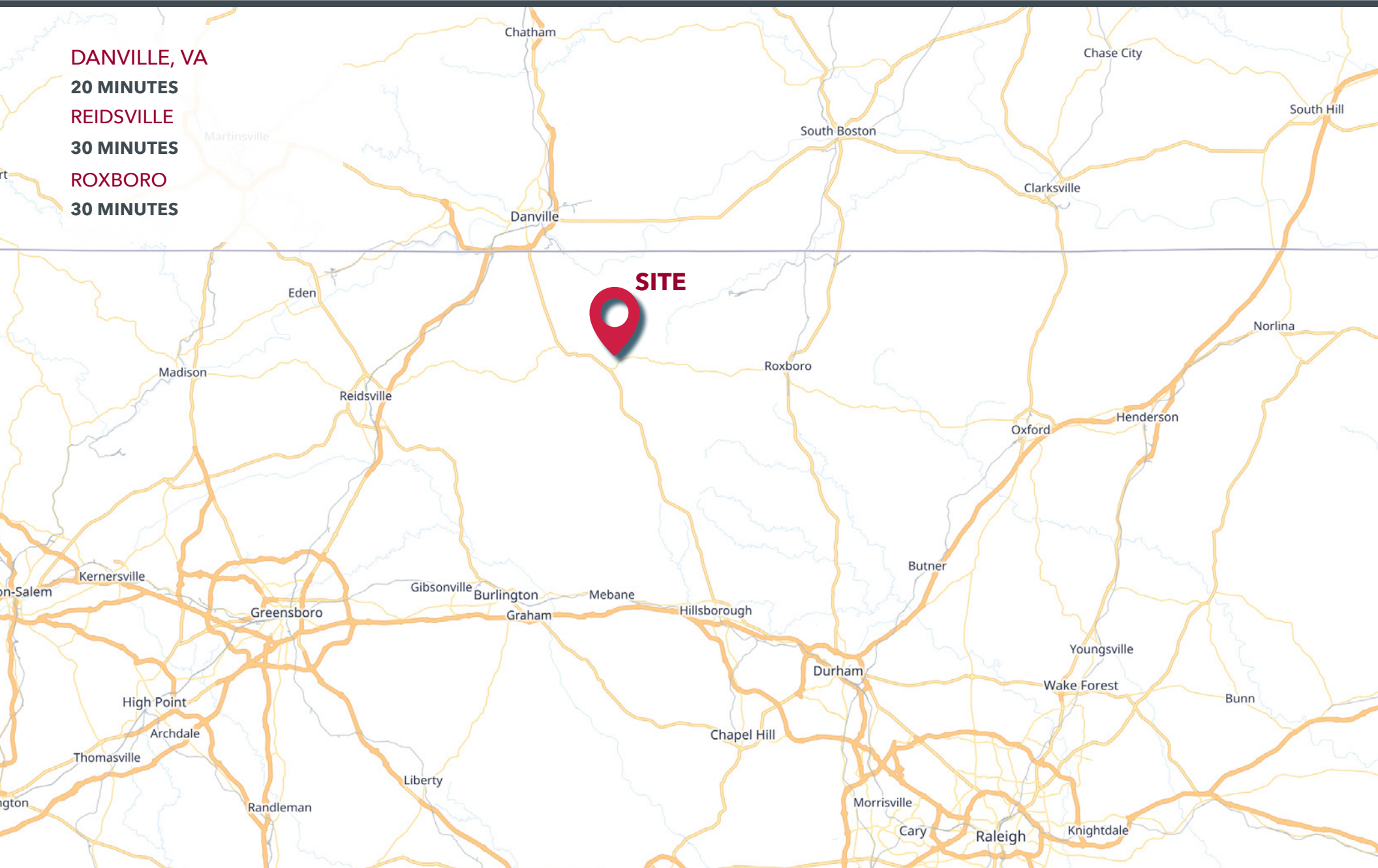


AREA AMENITIES



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REGIONAL MAP



DANVILLE, VA
20 MINUTES
REIDSVILLE
30 MINUTES
ROXBORO
30 MINUTES

SITE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	1,130	3,063	4,686
Daytime Population	2,228	4,105	5,239
Total Businesses	141	213	239
Median Age	41.5	44.4	45.7
Average Household Income	\$44,624	\$59,406	\$67,254
Average Home Value	\$154,496	\$202,905	\$230,079

