

136 West Virginia Ave

Bessemer City, NC 28016

Storefront Retail/Office Opportunity in Rapidly Developing Downtown Bessemer City!



MERRITT CROOM, NC/SC REALTOR

Commercial Buyer & Listing Specialist

(803) 371-2818

Merritt@unitedcommercialgroup.net

kw



136 West Virginia Ave

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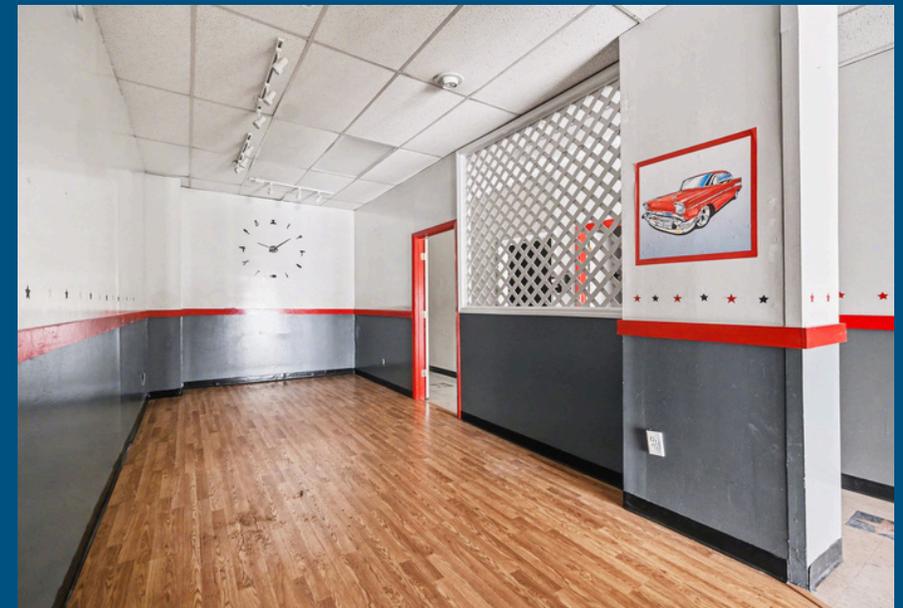
PROPERTY IMAGES

TAPESTRY SEGMENTATION



PROPERTY SUMMARY

ADDRESS	136 WEST VIRGINIA AVE BESSEMER CITY, NC 28016
ZONING	DO
LOT SIZE	0.08 ACRES
PRICE	\$253,000
	<ul style="list-style-type: none">• OVER 2,100 SF BRICK RETAIL BUILDING IN A PRIME STRIP LOCATION WITH STRONG VISIBILITY AND EASY ACCESS• LOCATED IN DEVELOPING DOWNTOWN BESSEMER CITY WITH ONGOING REVITALIZATION AND INCREASING COMMUNITY INVESTMENT• IDEAL FOR OWNER-USERS OR INVESTORS SEEKING A VALUE-ADD OPPORTUNITY WITH LONG-TERM UPSIDE POTENTIAL



FANTASTIC
LOCATION



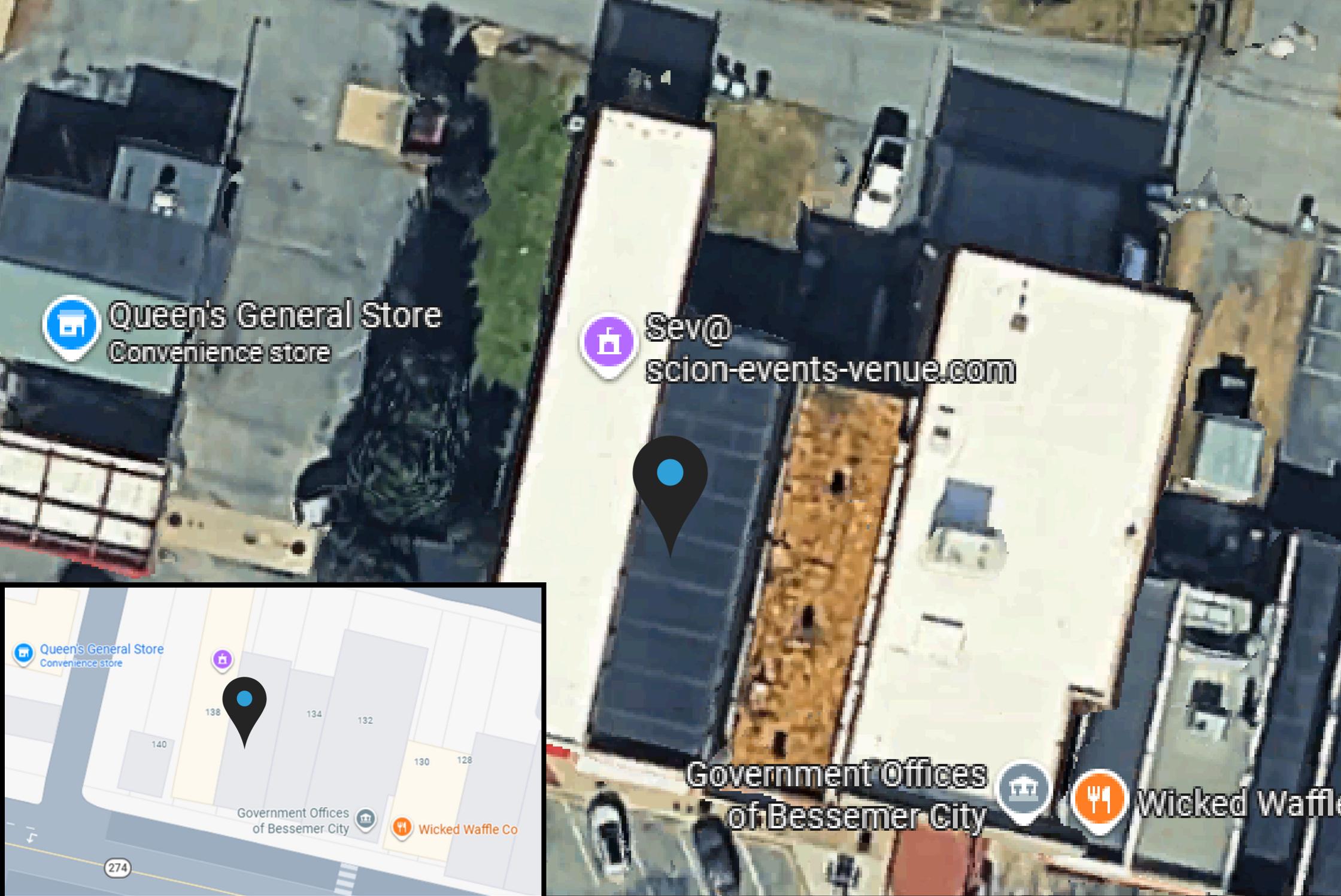
GROWING
MARKET



VALUE-ADD
OPPORTUNITY



136 WEST VIRGINIA AVE

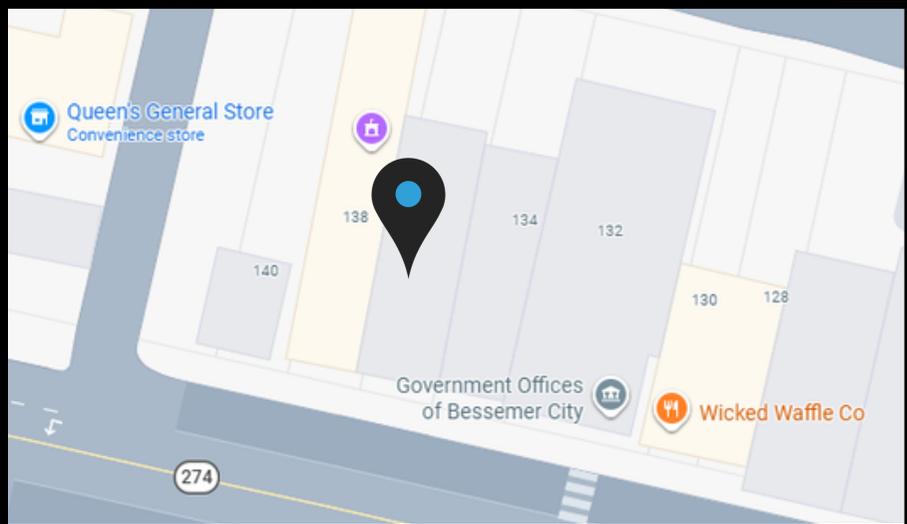


Queen's General Store
Convenience store

Sev@
scion-events-venue.com

Government Offices
of Bessemer City

Wicked Waffle





136 WEST VIRGINIA AVE



274



La Favorita



GSWAY #5

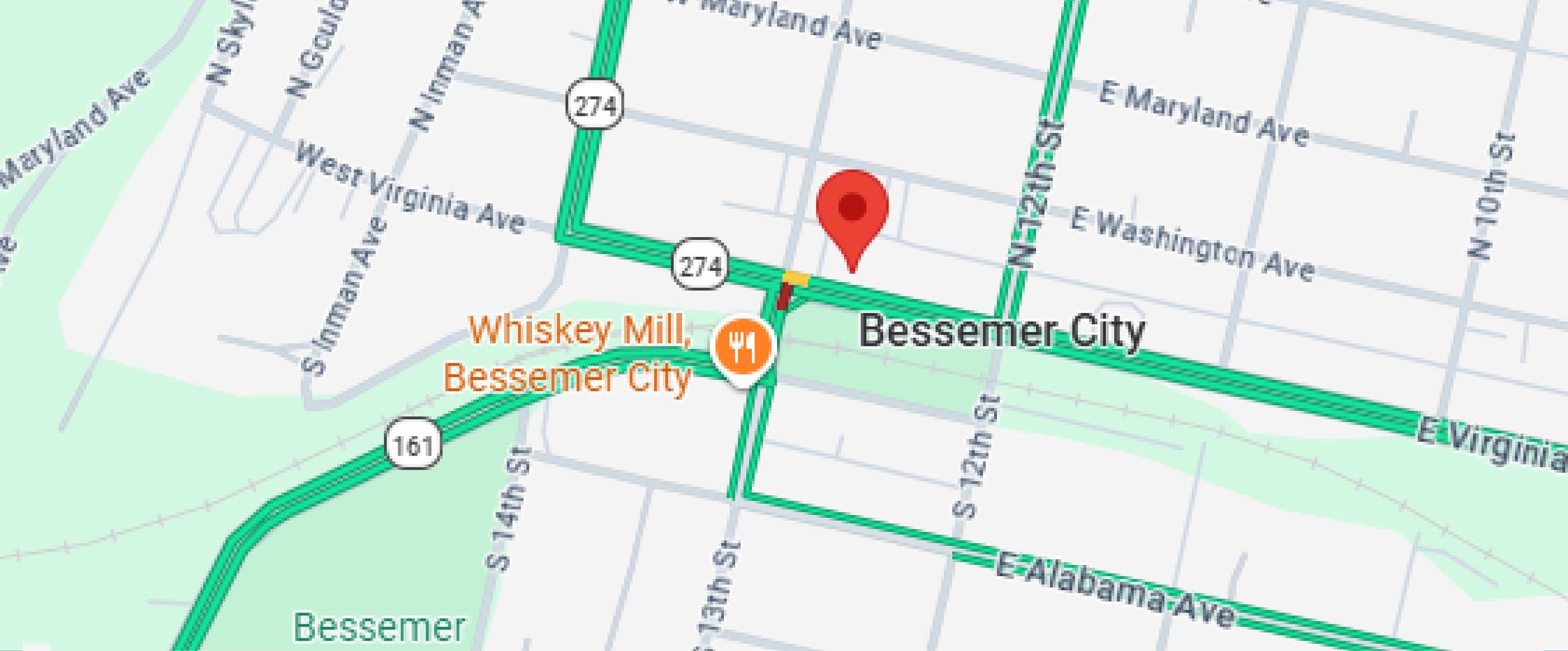
Otis Merchandise Gallery

E Virginia Ave

E Alabama Ave

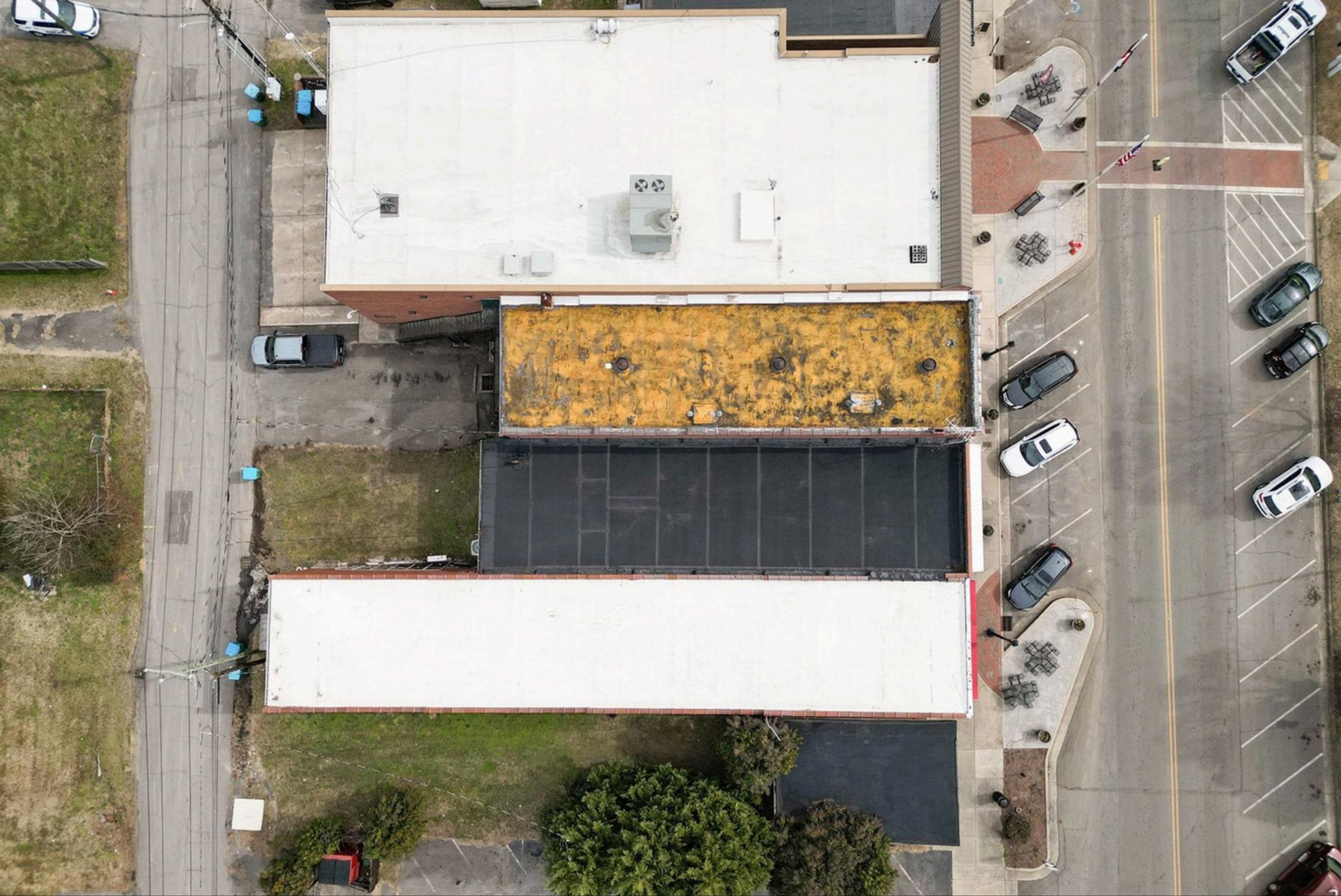


136 West Virginia Ave



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
West Virginia Ave	S 12th St E	4,728	2023	0.04 mi
West Virginia Avenue	S 12th St E	4,740	2025	0.05 mi
S 13th St	W Pennsylvania Ave S	6,489	2025	0.06 mi
NC 161	W Pennsylvania Ave S	6,392	2024	0.07 mi
N 12th St	W Washington Ave N	2,183	2023	0.09 mi
North 12th Street	W Washington Ave N	2,205	2025	0.09 mi
South 12th Street	W Pennsylvania Ave S	2,202	2025	0.09 mi
West Virginia Ave	N 14th St W	2,322	2023	0.10 mi
S 12th St	W Pennsylvania Ave S	2,199	2023	0.10 mi
S 13th St	W Pennsylvania Ave N	1,301	2023	0.11 mi



Population

	2 miles	5 miles	10 miles
2020 Population	6,283	36,775	164,533
2024 Population	6,443	38,731	169,178
2029 Population Projection	6,879	41,367	180,310
Annual Growth 2020-2024	0.6%	1.3%	0.7%
Annual Growth 2024-2029	1.4%	1.4%	1.3%
Median Age	40.4	39.4	40.1
Bachelor's Degree or Higher	8%	12%	17%
U.S. Armed Forces	6	16	140

Households

	2 miles	5 miles	10 miles
2020 Households	2,542	14,447	65,364
2024 Households	2,606	15,234	67,254
2029 Household Projection	2,786	16,291	71,781
Annual Growth 2020-2024	0.6%	1.3%	0.9%
Annual Growth 2024-2029	1.4%	1.4%	1.3%
Owner Occupied Households	1,761	9,886	44,800
Renter Occupied Households	1,025	6,404	26,980
Avg Household Size	2.4	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	\$66.9M	\$390.7M	\$1.8B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$56,599	\$55,972	\$64,330
Median Household Income	\$41,216	\$42,250	\$49,617
< \$25,000	814	4,745	17,671
\$25,000 - 50,000	632	3,928	16,182
\$50,000 - 75,000	555	2,638	13,153
\$75,000 - 100,000	215	1,674	7,984
\$100,000 - 125,000	158	1,060	4,987
\$125,000 - 150,000	105	565	2,935
\$150,000 - 200,000	93	453	2,641
\$200,000+	34	170	1,703



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