



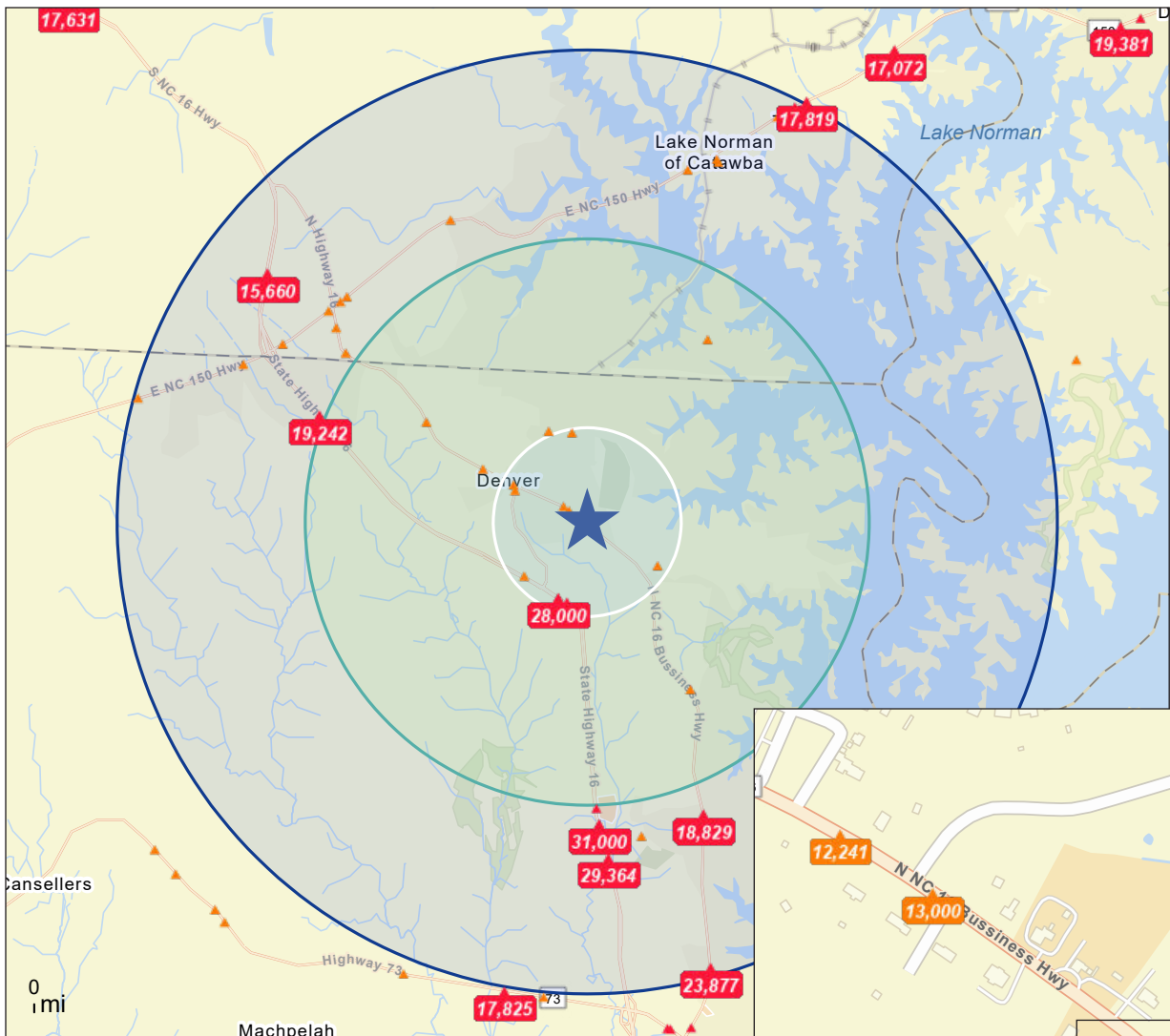
LAND | **FOR SALE**

NC HIGHWAY 16 BUSINESS | CATAWBA SPRINGS

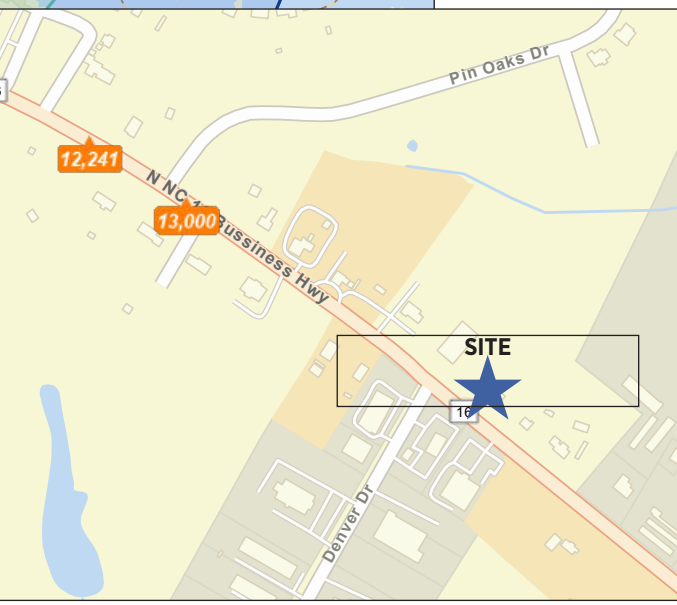
Great redevelopment opportunity fronting the highly-trafficked Business Highway 16.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



PROPERTY INFORMATION

ACREAGE
 6.221 acres*

TAX PARCEL
 31653, 32479, 73043 and 73042

ZONED
 ELDD

- FEATURES**
- Redevelopment Opportunity in Denver, NC
 - Highly Traveled Business 16 Corridor
 - Opportunity for Office/Commercial
 - Future Lighted Corner

LIST PRICE
 \$785,000

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 MECA Commercial Real Estate
 102 Main Street, Suite 110
 McAdenville, NC 28101
 704 971 2000



*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,481	17,501	34,544
Households	619	6,807	13,556
Families	430	5,066	10,015
Average HH Size	2.39	2.57	2.54
Median Age	42	44.9	45.8
Median HH Income	\$58,317	\$105,209	\$102,532
Average HH Income	\$101,376	\$146,907	\$150,364
Per Capita Income	\$39,904	\$56,807	\$59,457

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MECA
COMMERCIAL REAL ESTATE

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