

For Sale
Land
0.98 Acres



3362 15th Ave Boulevard SE

Conover, North Carolina 28613

Property Highlights

- Immediately off of I-40 at exit 128
- Located between Hickory and Conover, NC
- High Traffic Counts
- Perfect site for a QSR user
- Priced below tax value!
- C-3 Zoning

Property Description

Fantastic commercial development opportunity located directly off of I-40 at exit 128 between Hickory and Conover. High visibility and flexible C-3 zoning make this a fantastic location for a variety of businesses that would benefit from this high traffic location. This flat build site makes for easy construction and still has the slab and parking lot from a previous QSR user. Many supporting businesses and substantial growth in nearly all directions make this site an ideal location to purchase and build before property values go higher in this area. Also available for lease at \$500 per month.

OFFERING SUMMARY

Sale Price	\$185,000
Lease Price	\$500/M
Lot Size	0.98 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	554	\$52,969
5 Miles	61,671	\$74,001
10 Miles	149,101	\$85,062

For more information

Jim Davis, SIOR

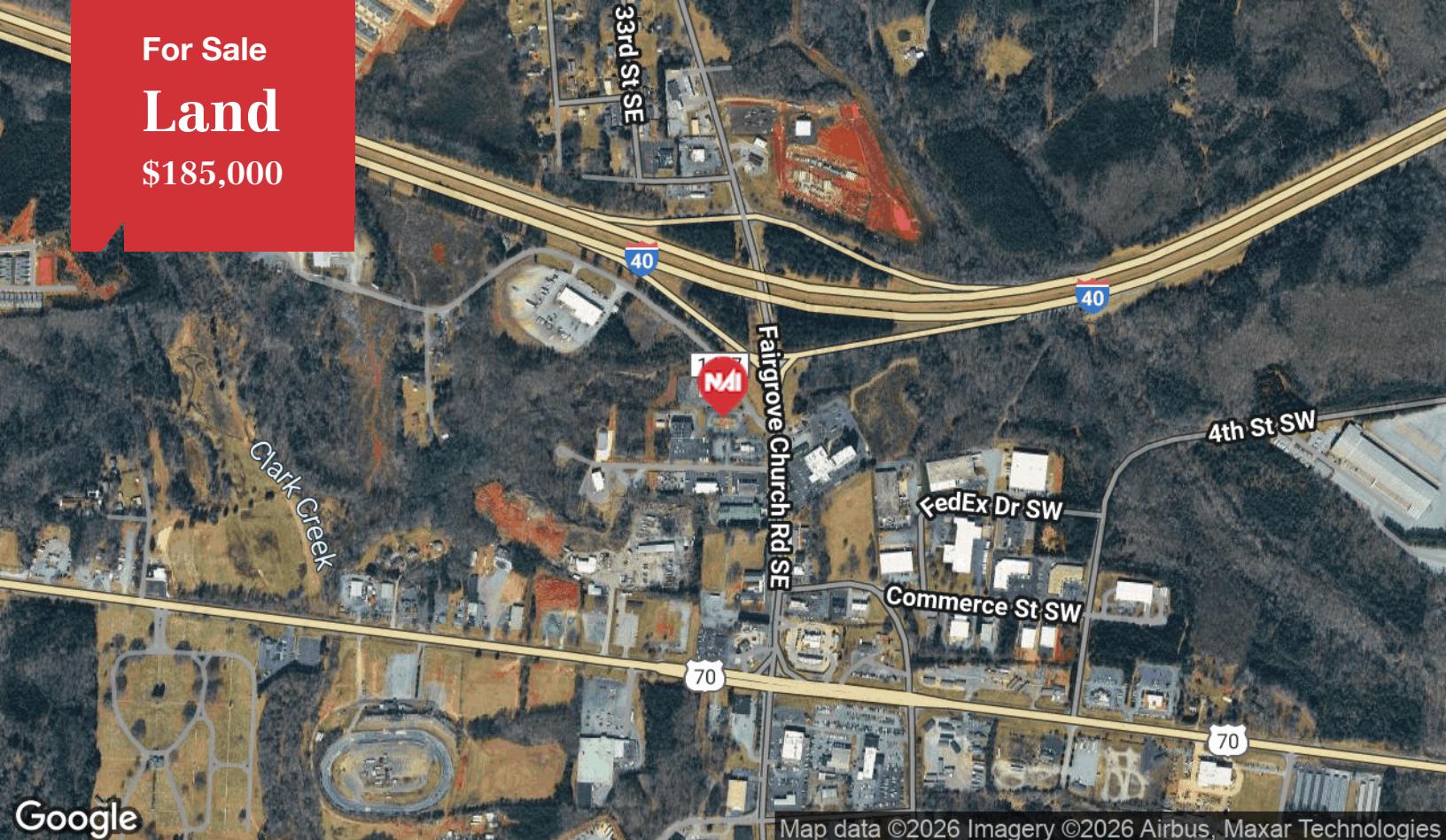
C: 330 718 3311
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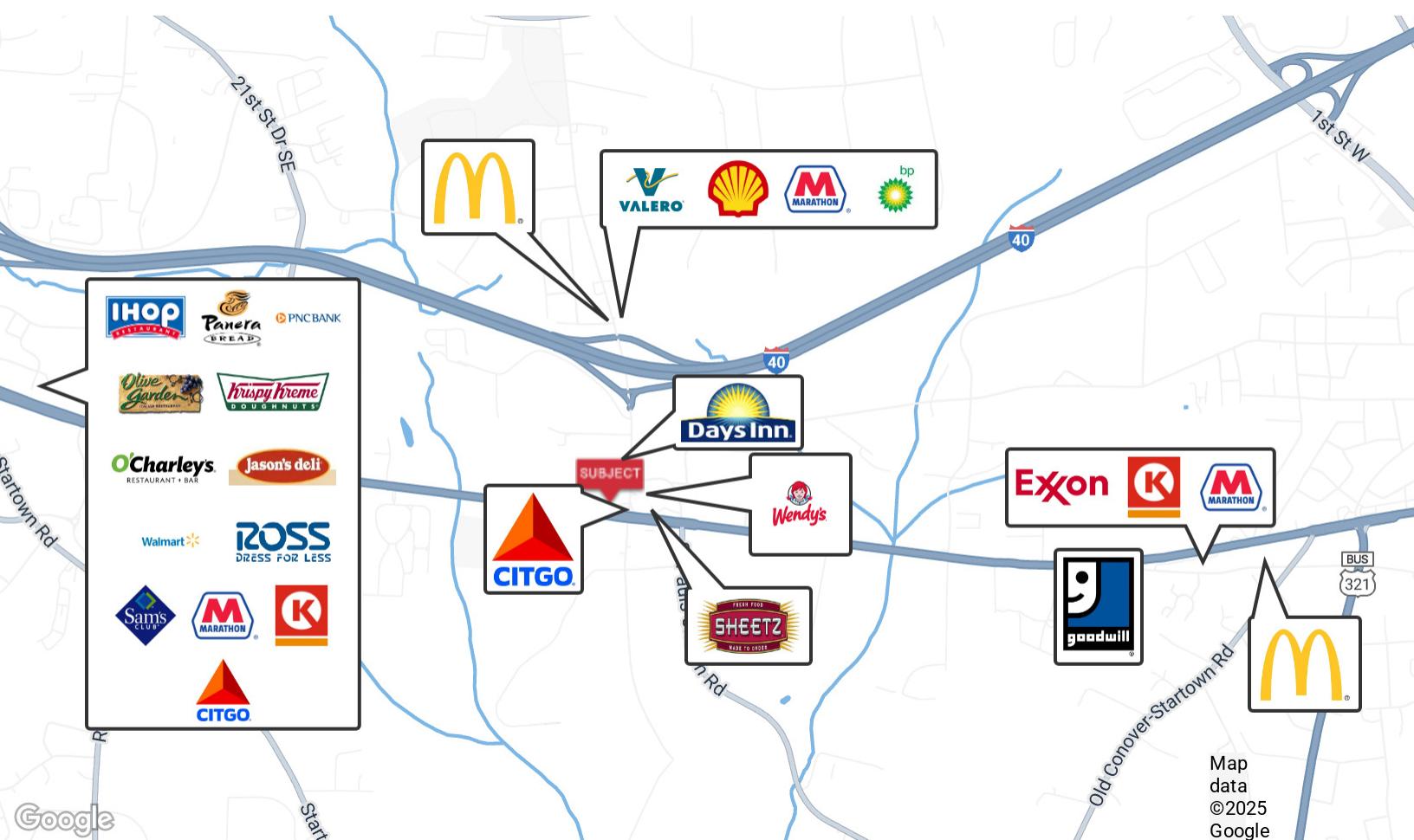
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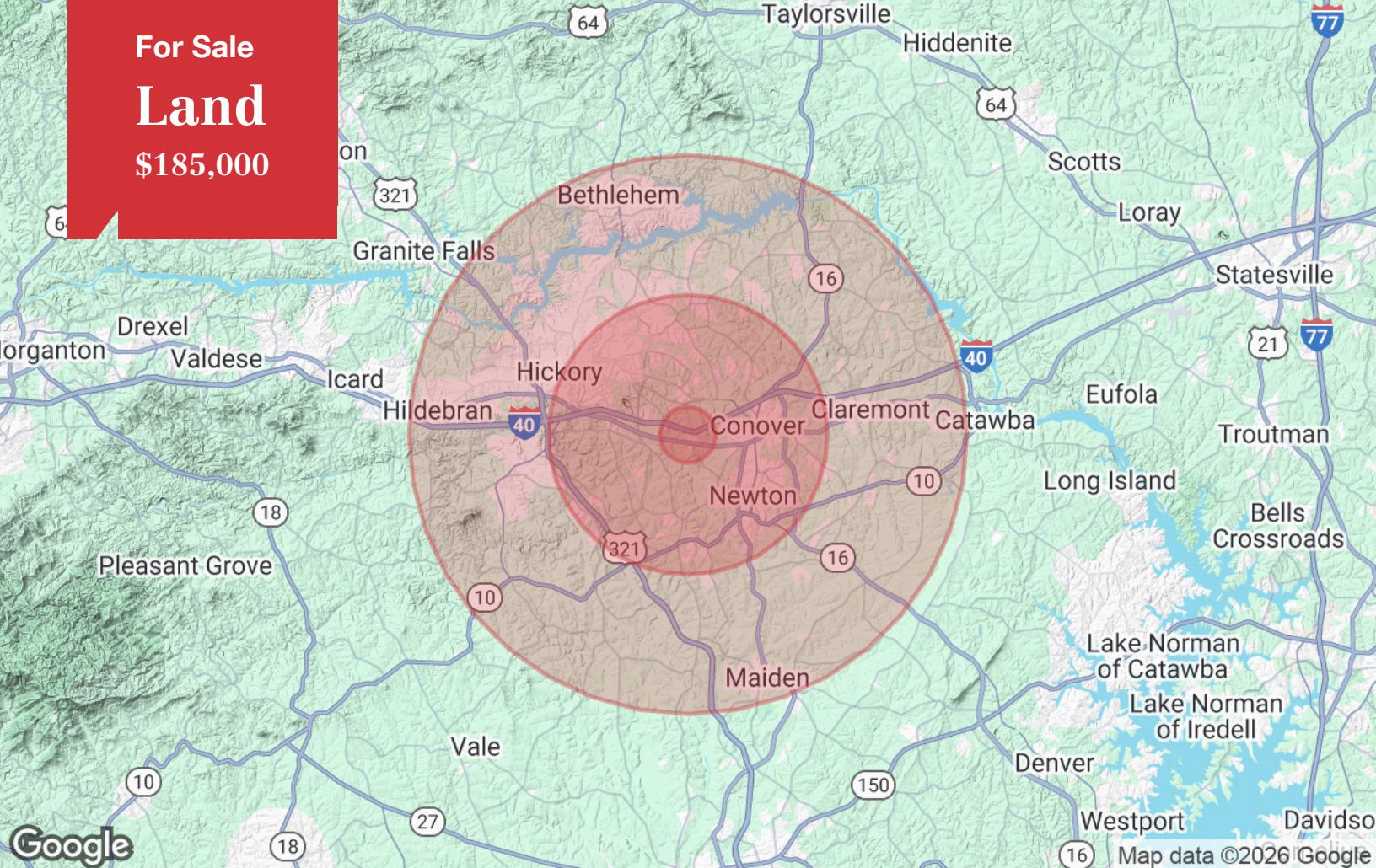


Map
data
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Google

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	554	61,671	149,101
MEDIAN AGE	40	41	42
MEDIAN AGE (MALE)	39	40	41
MEDIAN AGE (FEMALE)	41	43	43

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	191	25,025	60,187
# OF PERSONS PER HH	2.9	2.5	2.5
AVERAGE HH INCOME	\$52,969	\$74,001	\$85,062
AVERAGE HOUSE VALUE	\$167,523	\$224,213	\$260,474

Race

	1 Mile	5 Miles	10 Miles
% WHITE	55.8%	69.5%	77.5%
% BLACK	17.0%	12.5%	8.8%
% ASIAN	3.9%	5.8%	5.5%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.7%	1.1%	0.8%
% OTHER	21.5%	11.1%	7.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	28.9%	17.0%	12.4%

* Demographic data derived from 2020 ACS - US Census