

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

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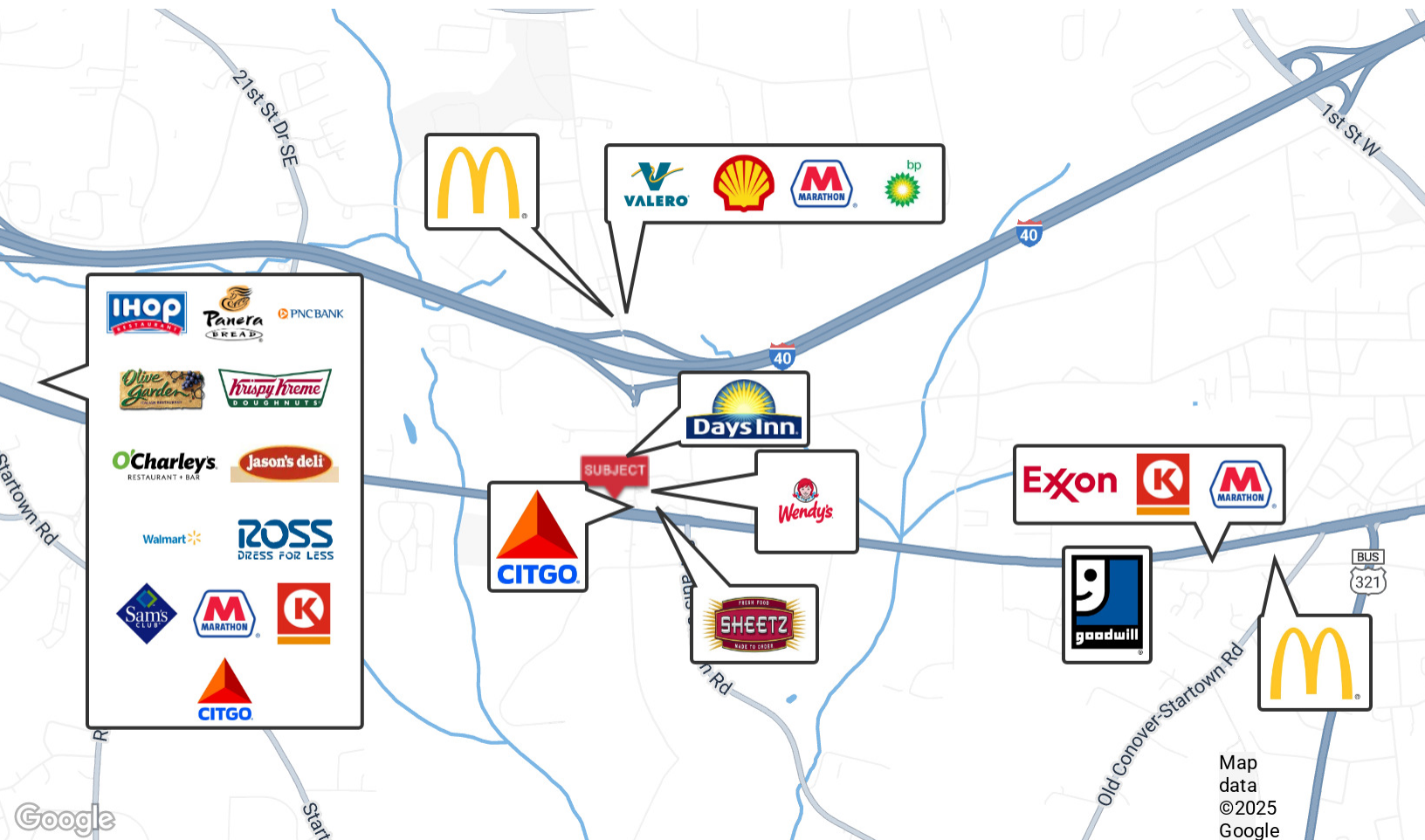
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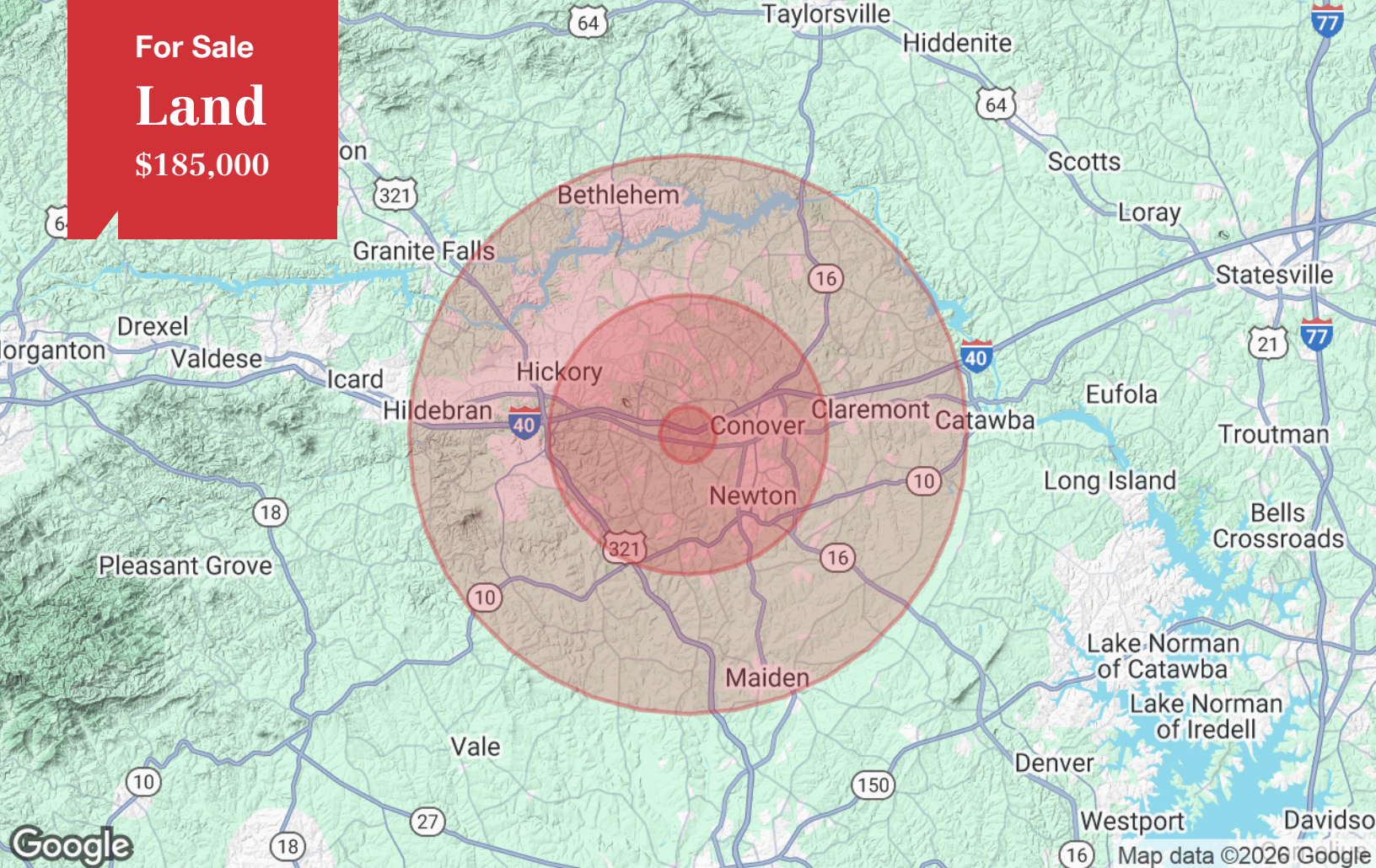
\$185,000



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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