

FOUNDRY
COMMERCIAL

retail

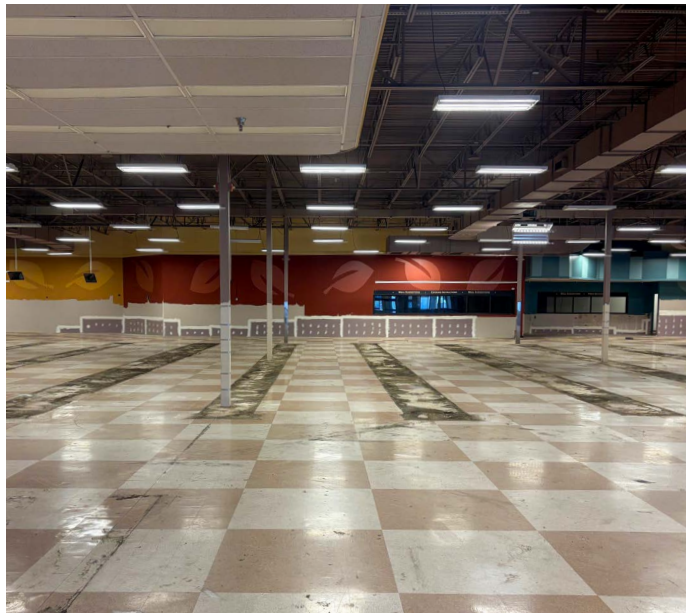


421 SOUTH HWY 27

STANLEY, NC

41,575 SF FOR SALE OR FOR LEASE

FOUNDRY
COMMERCIAL



13K
2025 population

\$287K
average income

43
average age

THE OPPORTUNITY

41,575 For Sale or For Lease

THE LOCATION

421 South Hwy 27
Stanley, NC 28164

THE DETAILS

Proximity to Charlotte Growth – Located just 15 miles from Charlotte, the property benefits from strong spillover demand from one of the fastest-growing metros in the Southeast.

Established Retail Corridor – Positioned within an active retail trade area, the site offers excellent visibility and access to daily traffic drivers, making it attractive for value-oriented retailers, fitness, or healthcare users.

Large, Flexible Box with Ample Parking – Former grocery format provides a functional, open floorplate with ample surface parking, enabling quick conversion for a wide range of users including discount retail, medical, or entertainment concepts.

2025 AREA DEMOGRAPHICS

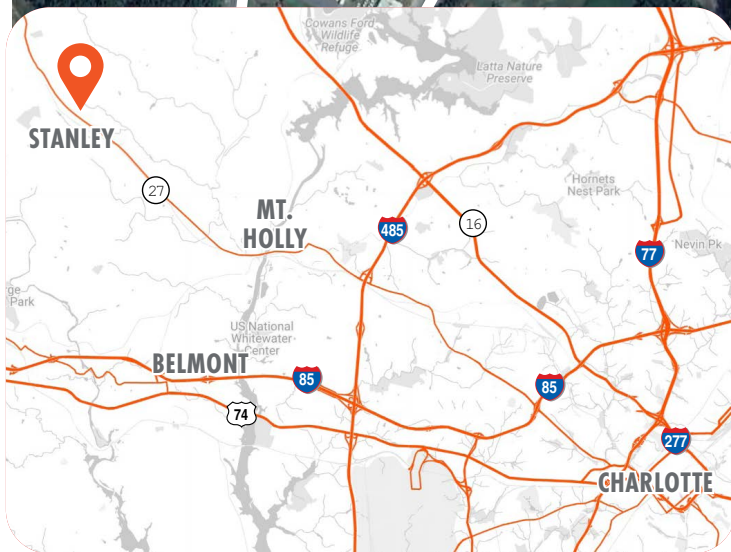
1 MILE	3 MILES	5 MILES
3,497	EST. POPULATION 12,866	36,755
\$95,053	AVG. HH INCOME \$91,817	\$94,926
\$272,177	MEDIAN HOME VALUE \$286,907	\$278,822
42.2	MEDIAN AGE 43.0	40.3
977	EMPLOYEES 2,211	621

PROPERTY INFO

41K	G-B	±4.44	1999
SQ FT	ZONING	ACRES	YOC



RETAIL SNAPSHOT



CONTACT US



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