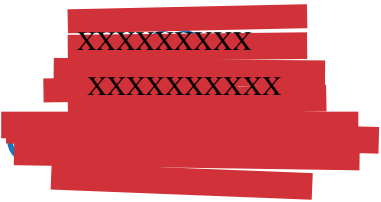


redacted 9/29/23 Linda Duffin Ford



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OUTPARCEL | Hwy 161 & I-85, Kings Mountain, NC | Market Overview

HIGHLIGHTS

This highly visible 8.13-acre site is conveniently located at Exit 8 off of Interstate 85 in Kings Mountain, NC. It features excellent access with Charlotte, NC 20 minutes to the east, and Spartanburg, SC less than an hour to the west. Highly frequented Catawba Two Kings Casino is the next exit west, a short 5 minute drive.

OVERVIEW

Kings Mountain growth continues thanks to the relocation of people and businesses to the area. The town gets its name from the historical Revolutionary War battle fought just minutes away bringing meaning to the motto "The Historical City."

The area is benefiting from large industrial development where the Carolina 85 Logistics Center is expanding rapidly. Convenient access to Charlotte Douglas International Airport and the Norfolk Southern Intermodal hub makes Kings Mountain a gateway to the rise of distribution services racing to meet the demands of growing communities throughout the Southeast.

MARKET

Hanes Brands Inc., Bay Valley Foods, STI Fabrics, Firestone, Southeastern Coca Cola, Owens Corning, Revolution Performance Fabrics, and Albemarle Corporation are some of the distribution facilities in Kings Mountain. Kings Mountain offers convenient access without the heavy traffic as Columbia, Greenville-Spartanburg, Greensboro/Winston-Salem, and Asheville are all within a two hour drive.





OUTPARCEL | Hwy 161 & I-85, Kings Mountain, NC | **Site Layout**

NEARBY AMENITIES

Taco Bell, Biscuitville, Starbucks, McDonald's, Hotels, Food Lion, AutoZone, Strickland Brothers Oil, Burger King, Wendy's, BP Gas, and Camper's Inn RV are within a short drive from the site.

2022 SUMMARY

	Population	MHI
1 MILE	1,258	\$31,476
2 MILES	7,694	\$37,598
3 MILES	12,659	\$39,683
5 MILES	27,640	\$42,151

TRAFFIC COUNTS

Interstate 85	47,500
N Hwy 161	17,400
S Hwy 161	9,900





OUTPARCEL | Hwy 161 & I-85, Kings Mountain, NC | **Aerial**



TWO KINGS CASINO
3.5 Miles

ROCK HILL, SC
30 MILES