



PROPERTY FOR SALE

122 S MAIN STREET

NEW LONDON, NC 28127





\$350,000 | 1.65 +/- ACRES | NEIGHBORHOOD BUSINESS DISTRICT + ZONING

A rare opportunity to acquire a 1.65± acre dual-zoned parcel located in the heart of New London, NC. With 139 feet of frontage along South Main Street (US 52 Business), this high-visibility property offers approximately 0.30 acres zoned Neighborhood Business District (NB) and the remaining acreage zoned Residential, providing tremendous flexibility for commercial, residential, or live/work development.

NEIGHBORHOOD BUSINESS DISTRICT (NB) OVERVIEW

According to the Town of New London zoning guidelines (Article 4), the NB District is intended to:

- Promote low-impact commercial uses that serve the surrounding residential areas
- Encourage walkable, pedestrian-oriented business development
- Support uses such as cafés, boutiques, barber shops, professional services, studios, and small offices
- Preserve small-town character while enabling owner-operator opportunities

The Residential zoning in the rear permits complementary uses such as:

- Single-family housing
- Short-term rentals
- Backyard gardens, patios, or accessory structures



Amanda Sells
704-965-7576
amanda.sells@allentate.com



STRATEGIC LOCATION & DRIVE TIMES

- Albemarle – 7 miles
- Badin Lake – 13 miles
- Morrow Mountain State Park – 11 miles
- Uwharrie National Forest – 19 miles
- High Rock Lake – 17 miles
- Concord – 23 miles
- Charlotte – 49 miles

TRAFFIC COUNT HIGHLIGHTS

- US Hwy 52 North – 16,000 Vehicles Per Day (VPD)
- US 52 N & West Depot St Intersection – 10,000 VPD
- S Main Street (US 52 Business Route) – Up to 5,000 VPD
- Consistent regional traffic supports service, retail, or mixed-use development

DEMOGRAPHIC SNAPSHOT

- Population: 7,477 (2024) | Projected 7,510 (2029)
- Daytime Population: 5,320 (driven by local employers)
- Median Household Income: \$77,582
- Average Household Income: \$109,140
- Homeownership Rate: 81%
- Median Home Value: \$459,860

COMMUNITY HIGHLIGHTS

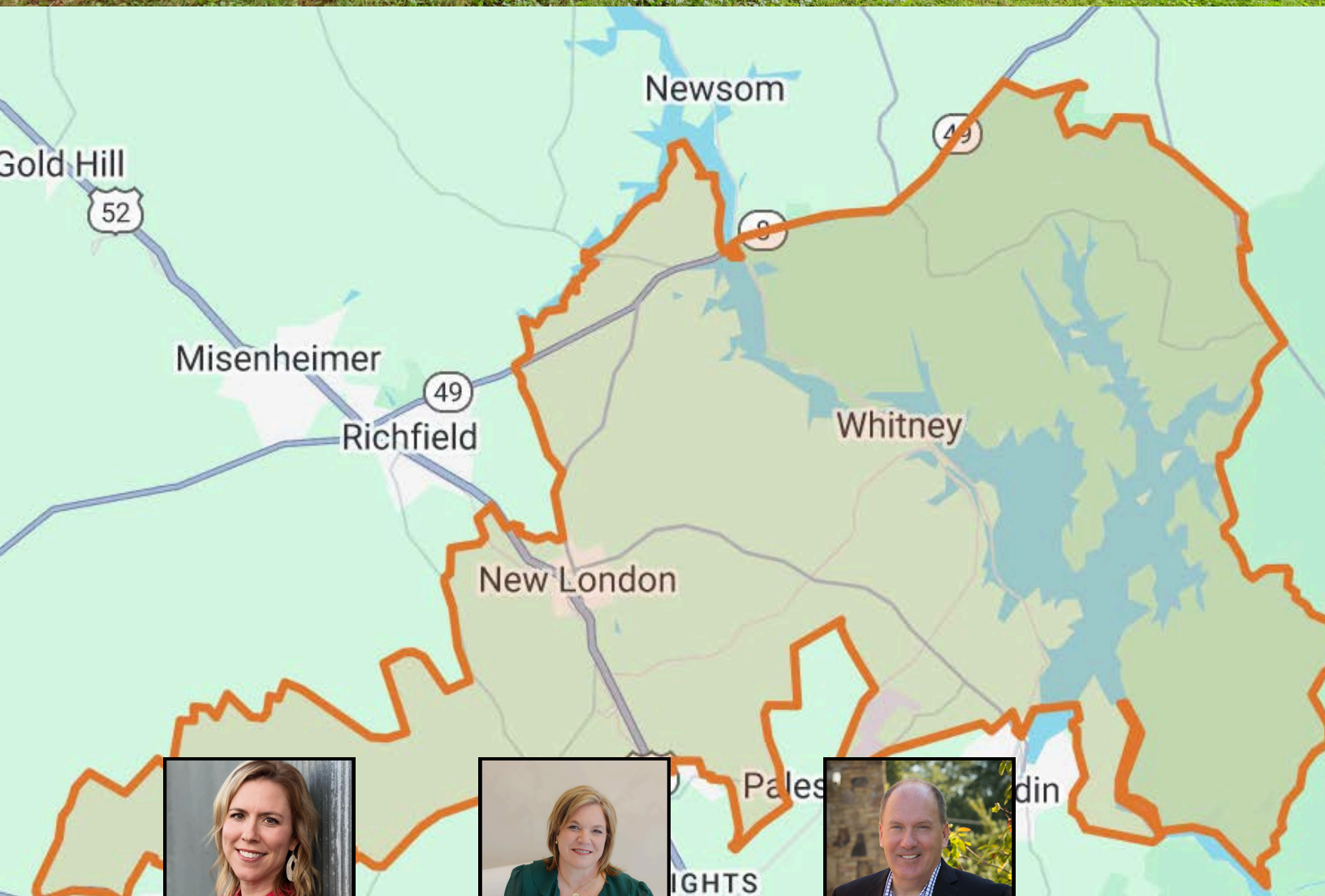
- Located in the Uwharrie Lakes Region of Stanly County
- Proximity to Fiberon, Culp Lumber, Mauney Feed Mill, and Universal Forest Products
- Walking distance to Town Hall, Post Office, churches, salons, and community park
- Known for its tight-knit small-town character and seasonal lake traffic
- Just minutes from North Stanly High School & Pfeiffer University

USE CASE CONCEPTS

- Café or bakery with garden patio
- Live/work retail or artist studio
- Boutique storefront with upstairs short-term rental
- Professional services: accounting, insurance, tax prep
- Neighborhood-serving goods: tackle shop, hardware, flower shop

INVESTMENT SUMMARY

- Zoning: Neighborhood Business + Residential
- Acreage: 1.65± acres
- Frontage: 139 ft on Main Street
- Walkable Location: Near town services and daily traffic
- Development Options: Owner-operator storefront, hybrid rental, or service use
- Outdoor Appeal: Near lakes, trails, and state parks



AMANDA SELLS

BROKER | REALTOR®

[704-965-7576](tel:704-965-7576)

AMANDA.SELLS@ALLETATE.COM



CARLA WEYRICK

BROKER | REALTOR®

[704-564-5585](tel:704-564-5585)

CARLA.WEYRICK@ALLETATE.COM



MARTY MC LAUGHLIN

BROKER | REALTOR®

[704-877-5560](tel:704-877-5560)

MARTY@PARKCRE.COM