



FOR SALE - 4281 E NC HIGHWAY 10

4281 E NC HIGHWAY 10, CLAREMONT NC 28610

# For Sale- 4281 E NC Highway 10

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Demographics

*Exclusively Listed By*



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## OFFERING SUMMARY

ADDRESS	4281 E NC Highway 10 Claremont NC 28610
COUNTY	Catawba
BUILDING SF	2,488 SF
LAND ACRES	2.05
APN	377006278816

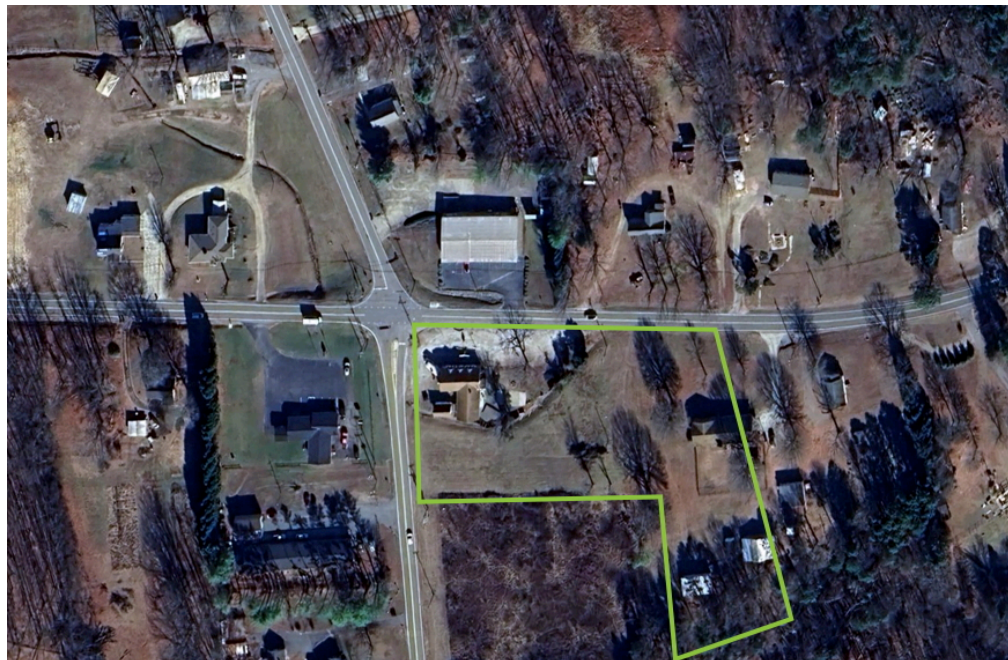
## FINANCIAL SUMMARY

PRICE	\$399,000
PRICE PSF	\$160.37

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	590	3,208	9,719
2024 Median HH Income	\$52,020	\$54,556	\$62,889
2024 Average HH Income	\$61,604	\$68,553	\$80,980

## Property Highlights

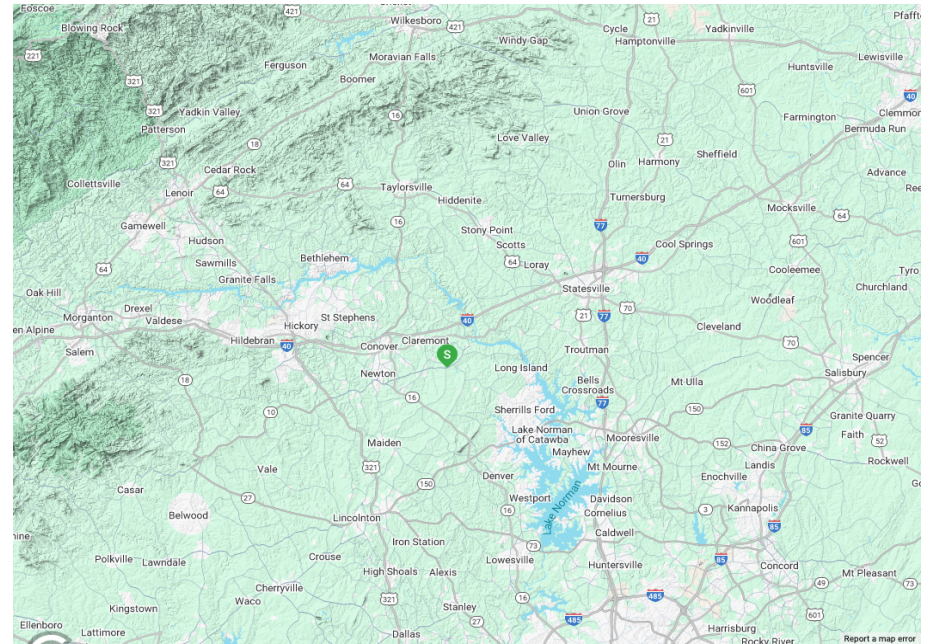
- 2488 SF vacant building with 2 outdoor utility buildings
- Former Bar/Billiard
- Located in a rapidly developing area of Claremont
- Minutes to I-40
- Property is suited for office, retail, restaurant and more



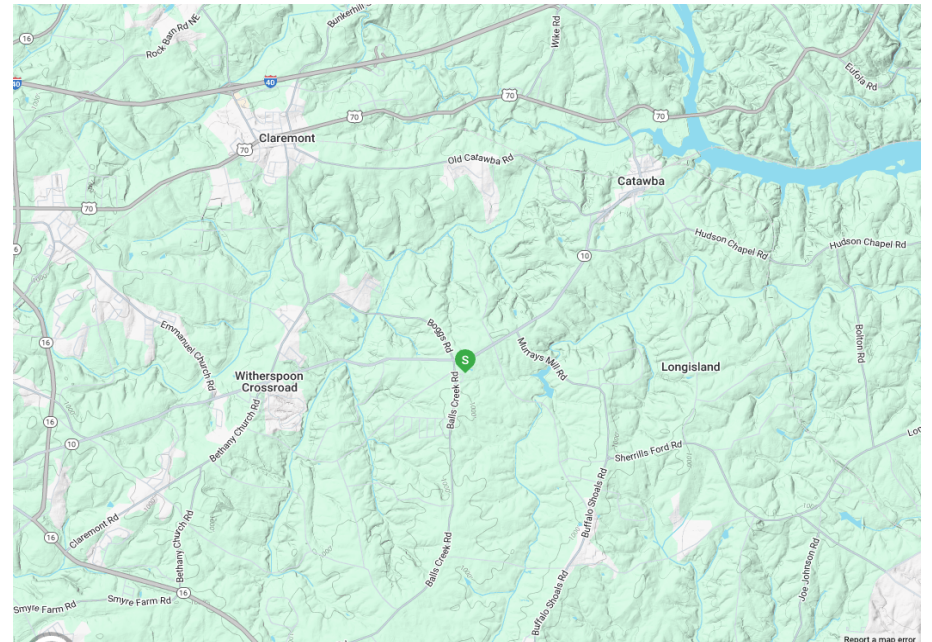
## About Claremont, NC

- Claremont is situated in the foothills of the Appalachian Mountains, about 45 miles northwest of Charlotte, making it part of the Charlotte metropolitan area.
- The town lies near the intersection of U.S. Route 70 and North Carolina Highway 10, which provides convenient access to neighboring towns and cities.
- Claremont is served by the Catawba County Schools system, and the town is close to several public schools in the area.
- It is also near Lenoir-Rhyne University in nearby Hickory, which is an important educational institution for the region.
- Claremont's location gives it easy access to Hickory, a larger city known for its furniture industry, as well as to Charlotte, the largest city in North Carolina, which is about an hour's drive to the southeast. This makes Claremont an appealing location for those who want a rural lifestyle while being close to urban amenities.
- The town is part of the Catawba County Public Transportation System, which provides local bus services.
- The area surrounding Claremont is known for its scenic views and access to outdoor activities. The nearby Catawba River offers opportunities for fishing, boating, and other recreational activities.

Regional Map



Locator Map



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## PROPERTY FEATURES

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BUILDING SF	2,488
LAND ACRES	2.05
# OF PARCELS	1
ZONING TYPE	HC
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

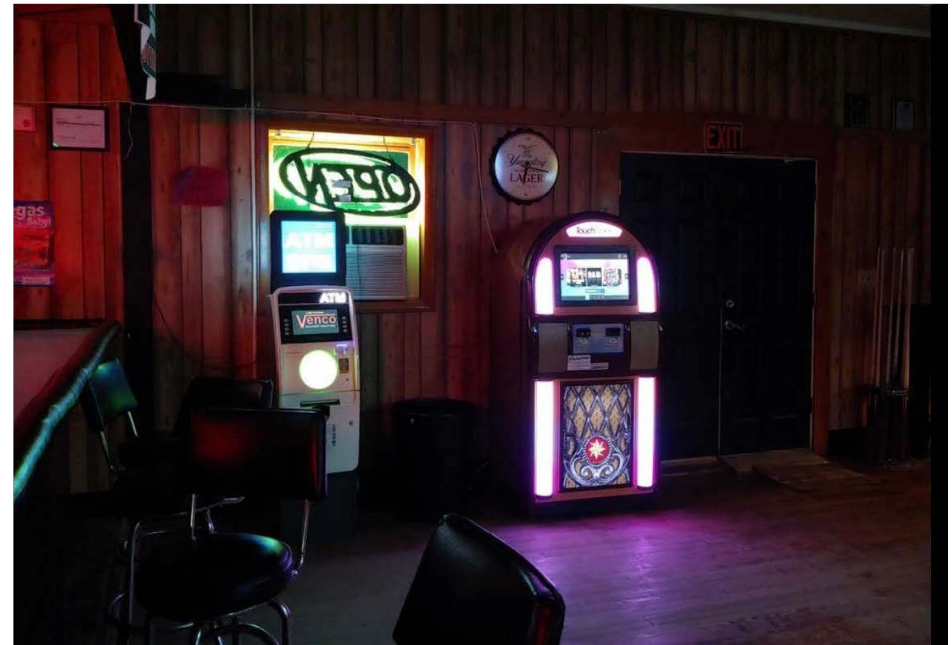
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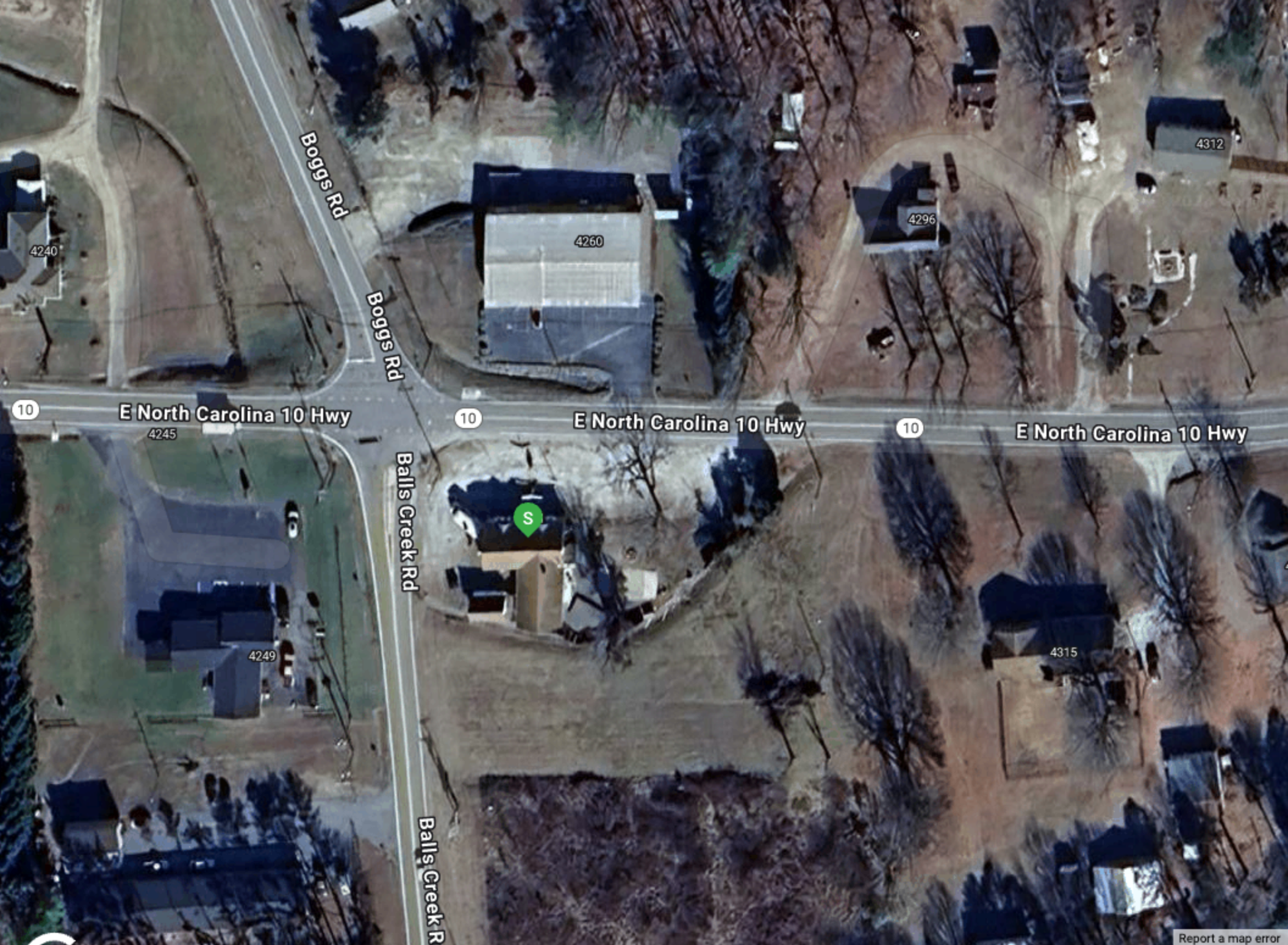
## TENANT INFORMATION

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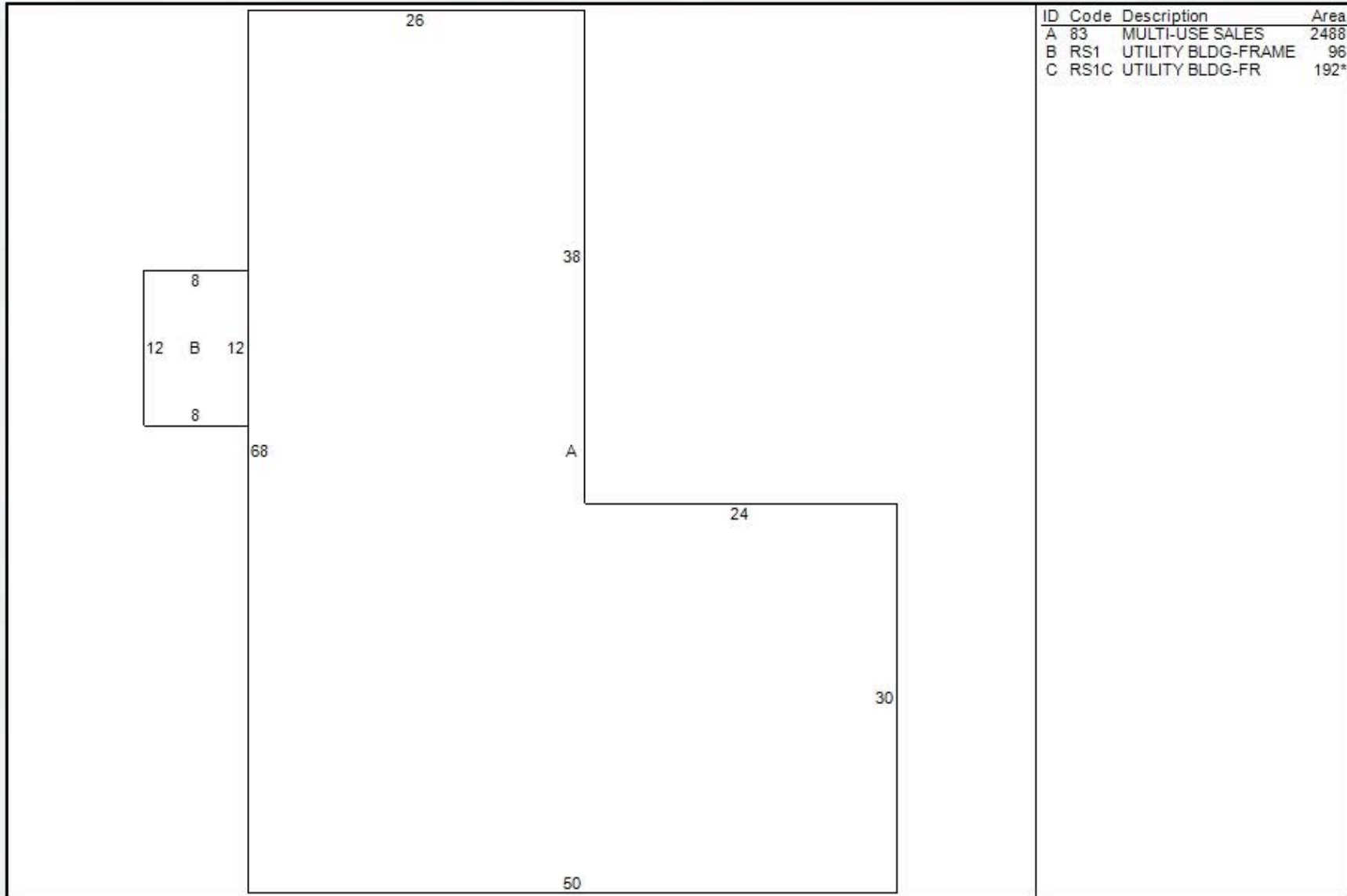
UTILITIES	Well & septic
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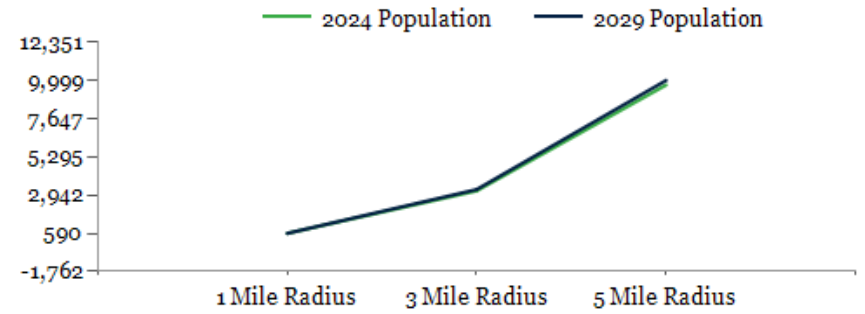
[Report a map error](#)



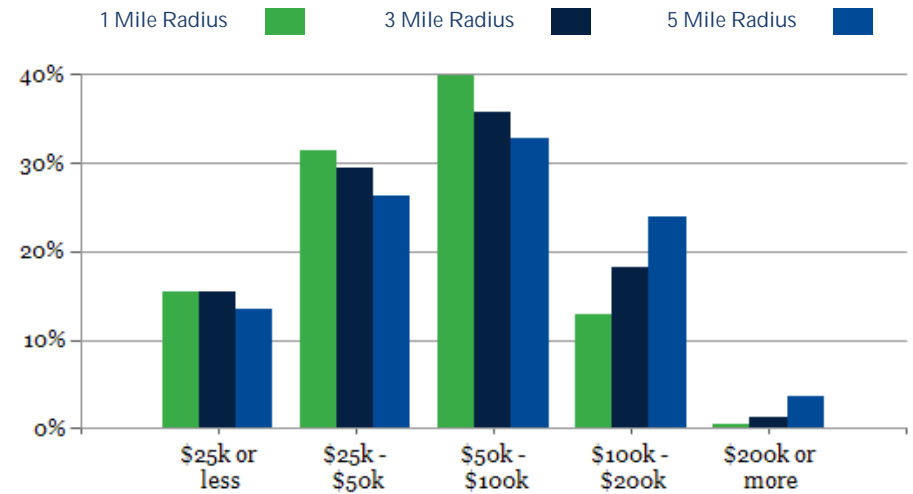
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	533	2,947	9,076
2010 Population	593	3,200	9,837
2024 Population	590	3,208	9,719
2029 Population	593	3,291	9,999
2024-2029: Population: Growth Rate	0.50%	2.55%	2.85%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	18	82	236
\$15,000-\$24,999	22	118	293
\$25,000-\$34,999	46	174	420
\$35,000-\$49,999	35	209	603
\$50,000-\$74,999	63	266	658
\$75,000-\$99,999	40	199	619
\$100,000-\$149,999	22	176	704
\$150,000-\$199,999	11	61	227
\$200,000 or greater	1	17	141
Median HH Income	\$52,020	\$54,556	\$62,889
Average HH Income	\$61,604	\$68,553	\$80,980

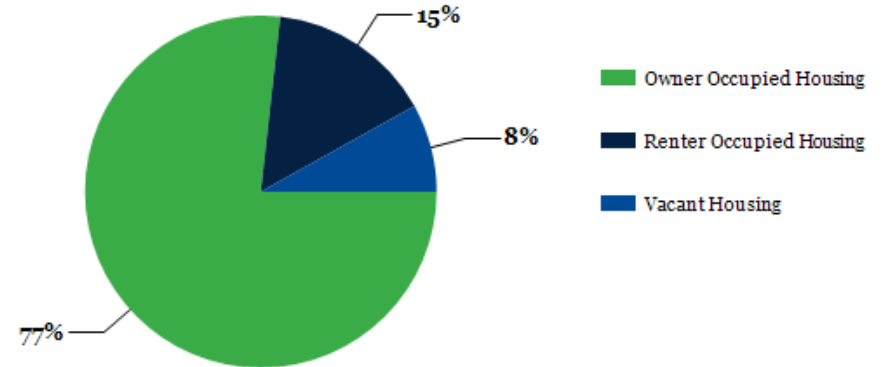
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	240	1,210	3,631
2010 Total Households	247	1,247	3,763
2024 Total Households	257	1,301	3,900
2029 Total Households	263	1,357	4,083
2024 Average Household Size	2.30	2.47	2.49
2024-2029: Households: Growth Rate	2.30%	4.25%	4.60%



2024 Household Income



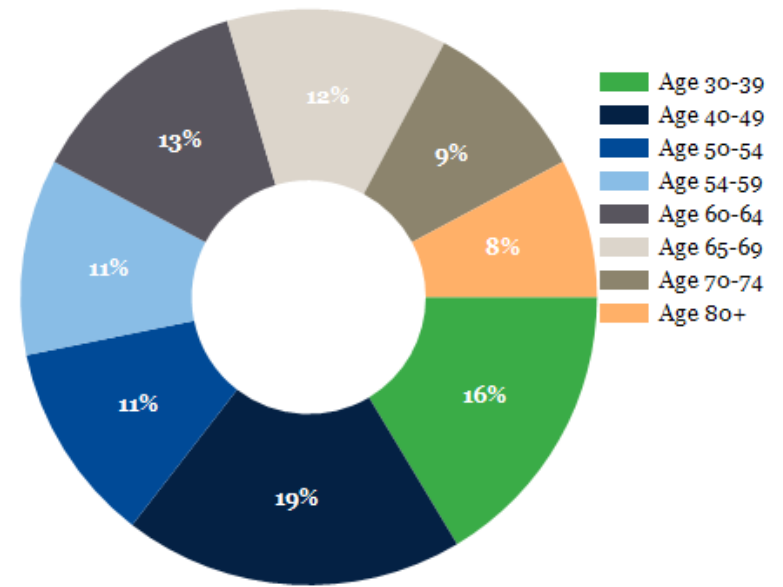
2024 Own vs. Rent - 1 Mile Radius



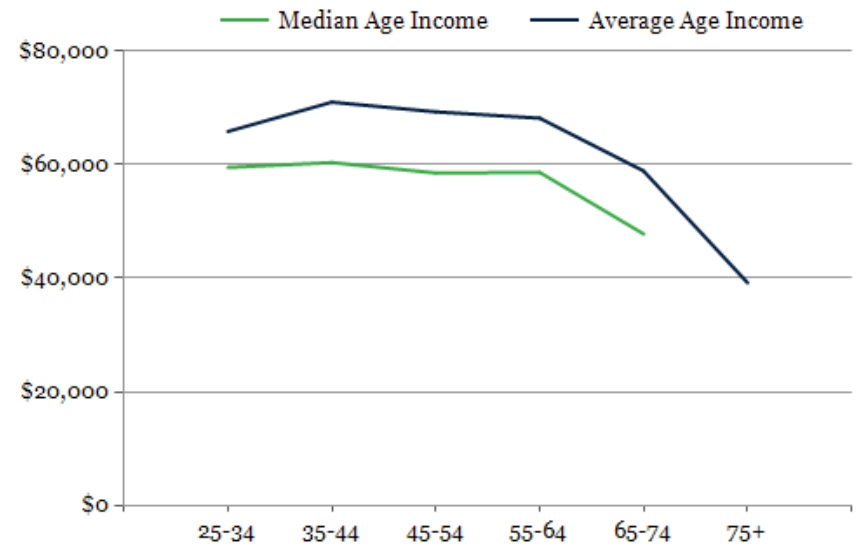
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	32	173	519
2024 Population Age 35-39	29	163	498
2024 Population Age 40-44	36	194	568
2024 Population Age 45-49	35	198	605
2024 Population Age 50-54	42	243	744
2024 Population Age 55-59	41	240	756
2024 Population Age 60-64	47	256	782
2024 Population Age 65-69	46	222	657
2024 Population Age 70-74	35	179	532
2024 Population Age 75-79	29	139	404
2024 Population Age 80-84	14	78	239
2024 Population Age 85+	14	69	198
2024 Population Age 18+	474	2,569	7,758
2024 Median Age	46	46	46
2029 Median Age	46	46	46



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,501	\$61,510	\$70,128
Average Household Income 25-34	\$65,846	\$72,841	\$81,189
Median Household Income 35-44	\$60,365	\$70,164	\$81,232
Average Household Income 35-44	\$71,015	\$80,671	\$93,988
Median Household Income 45-54	\$58,530	\$63,222	\$78,147
Average Household Income 45-54	\$69,303	\$78,251	\$96,558
Median Household Income 55-64	\$58,634	\$61,299	\$72,031
Average Household Income 55-64	\$68,190	\$74,220	\$86,678
Median Household Income 65-74	\$47,776	\$46,844	\$51,180
Average Household Income 65-74	\$58,879	\$63,180	\$72,393
Average Household Income 75+	\$39,176	\$45,526	\$55,730



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