WESTPORT MARKET

2100 N. NC 16 BUSINESS HWY, DENVER, NC 28037

FOR SALE OR LEASE

New South Properties

+/-1.37 ACRE PAD SITE AVAILABLE (DRIVE THRU OPPORTUNITY)

PROPERTY HIGHLIGHTS

- GLA: 42,450 SF Anchored by Food Lion
- Well established Neighborhood Center offers easy accessibility to commuter, business and neighborhood traffic in strong growth and high income area of Lake Norman
- Signalized access on NC 16 Business Highway and Fairfield Forest Road.
- +/- 1.37 Acre Graded Pad Site
- 18,000 Traffic Count (16 Business at Unity Church)

PROPERTY HIGHLIGHTS

- Utilities stubbed to site
- Cross Parking Included
- Zoned - BG

DEMOGRAPHICS (2023)

POPULATION
3 Miles: 18,363
5 Miles: 39,793
7 Miles: 78,259

AVG. HH INCOME
3 Miles: $151,951
5 Miles: $180,924
7 Miles: $177,147

DAYTIME EMPLOYEES
3 Miles: 9,392
5 Miles: 20,660
7 Miles: 43,865

BROKER CONTACT

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AERIAL

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NEWSOUTHPROP.COM

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