

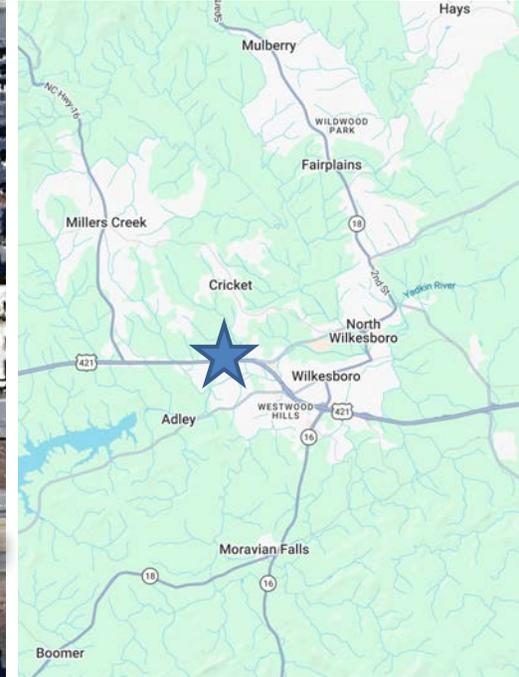
# 1840 WINKLER STREET

WILKESBORO, NC 28697

FOR SALE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 1.35 ACRES AVAILABLE FOR SALE



## PROPERTY HIGHLIGHTS

- ± 1.35 acres available for sale
- Existing coffee shop (Talia Espresso Drive Thru) on a small portion of the site; Ground Lease in place at \$1,750/month (\$21,000 annually)
- Strategically located in the regional retail epicenter of Wilkesboro
- Prime frontage on US Hwy 421 seeing over 37,000 vehicles per day
- Excellent roadside visibility with easy ingress/egress
- Directly adjacent to or near major national anchors including Walmart Supercenter, Lowe's Home Improvement, Kohl's, Starbucks, and more!

**ASKING PRICE: \$1,650,000**

## BROKER CONTACT

**WILLIAM BUCHANAN**  
336.469.8821  
wbuchanan@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

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SITE AERIAL

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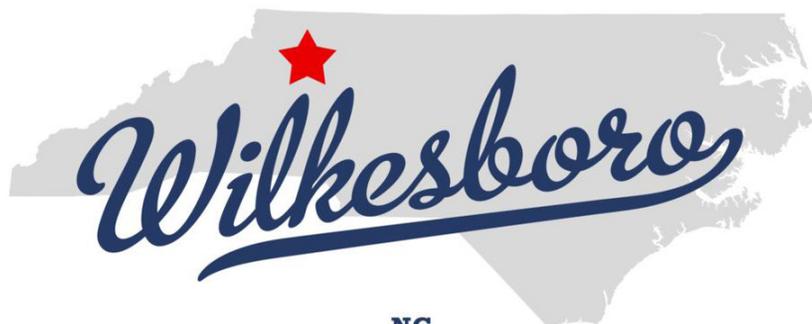


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LOCATION  
OVERVIEW

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NC

### WILKESBORO, NC - WILKES COUNTY

Wilkesboro, North Carolina is a thriving economic center strategically located in the scenic Blue Ridge Foothills. As the commercial heart of Wilkes County, the town boasts a resilient and diverse economy anchored by major employers like the Tyson Foods facility and local telecommunications firms. This established employment base ensures a steady, local workforce and consumer market. The area's retail landscape is strong, drawing significant regional traffic with key national anchors including Walmart and Lowe's (Home Improvement), creating excellent co-tenancy opportunities. Furthermore, Wilkesboro benefits from an international cultural profile, being the home of the globally recognized MerleFest music festival, which generates a massive annual boost to local hospitality and retail sectors. With prime commercial corridors situated along US Highway 421, Wilkesboro presents an exceptional opportunity for retail, office, and industrial investment in a community poised for continued growth.



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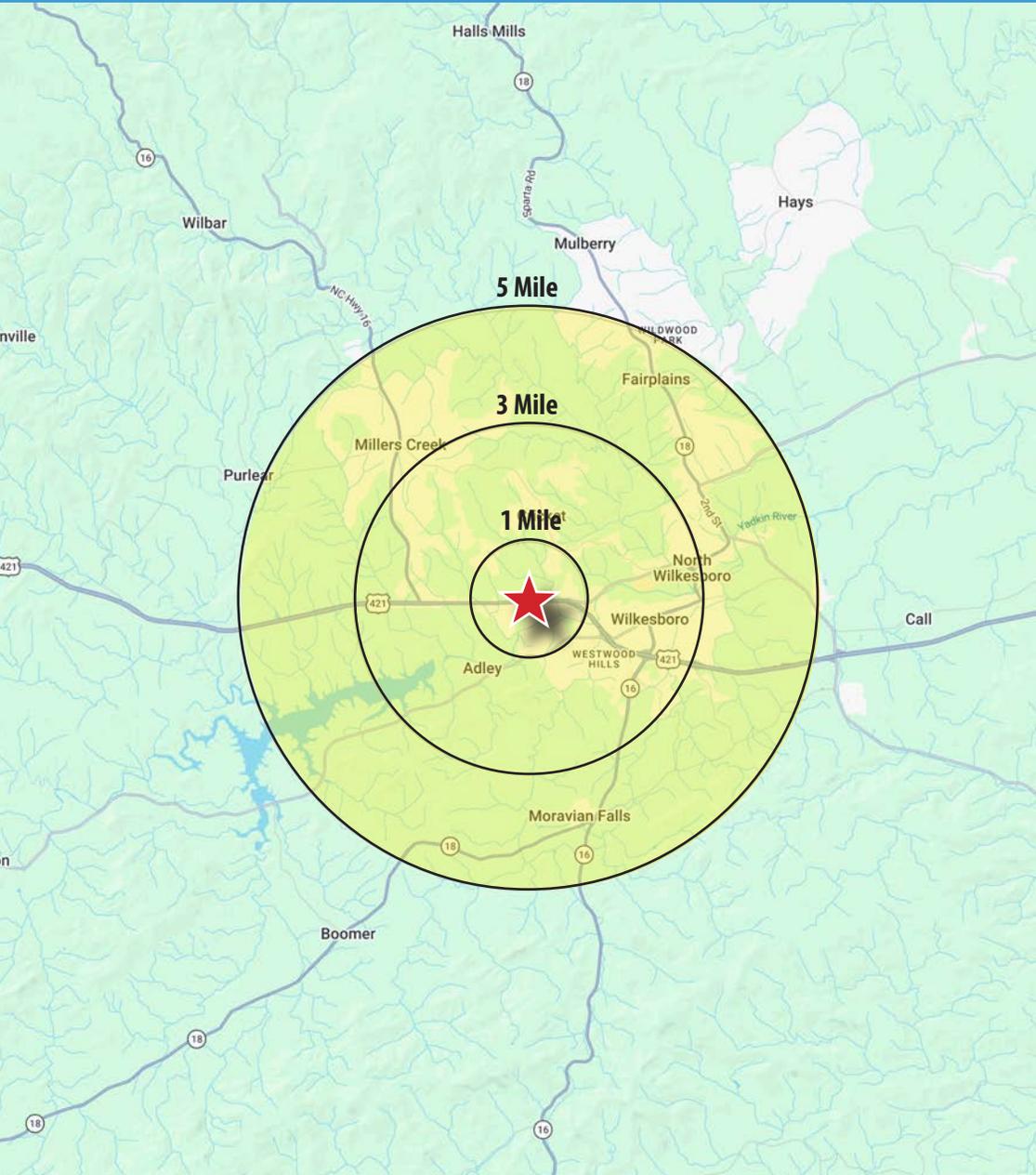
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## DEMOGRAPHICS



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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	1,003	11,127	26,078
2030 Projected Population	1,004	11,046	25,811
Projected Annual Growth (2025-2030)	1	-81	-268
HOUSEHOLDS			
2025 Estimated Households	382	4,767	11,027
2030 Projected Households	383	4,731	10,904
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$47,886	\$71,443	\$73,797
BUSINESSES			
2025 Estimated Total Businesses	178	814	1,404
2025 Estimated Total Employees	2,280	12,697	21,171

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# Rooted in the Carolinas

Commercial Real Estate Services



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