

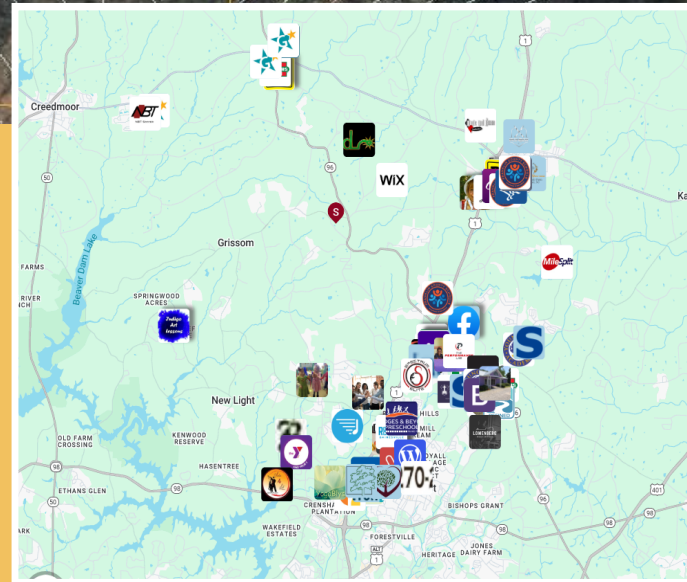
# Rare Commercial Zoning

4070 Bruce Garner Road  
Franklinton NC 27525



## HIGHLIGHTS:

- » Asking Price \$225,000
- » Zoned Highway Business
- » Uses Include C-Store, Restaurant, Office, Self-Storage
- » Average Annual Daily Traffic (AADT) of 3,200 to 3,500
- » Owner Financing Available
- » 1.87+/- Acres of Commercial Land
- » APN 183400385015 (Granville County)



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,525	11,873	27,452
2025 Average HH Income	\$139,332	\$118,070	\$130,589

Exclusively Marketed by:

**Jeff Hunter**

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