

# 0 S US 29 HWY

Cold Water Creek

0 S US 29 HWY, CHINA GROVE, NC 28023

+/- 3.27 AC DEVELOPMENT SITE | FOR SALE



WAYNE STARNES, MBA, MPM, BSEE

980-888-1030

[wayne@starnescommercial.com](mailto:wayne@starnescommercial.com)

NC #249354



JABEN STARNES, CCIM

980-888-1031

[jaben@starnescommercial.com](mailto:jaben@starnescommercial.com)

NC #315996

# 0 S US 29 HWY

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TAPESTRY SEGMENTATION

Rachel Prichard



**PROPERTY SUMMARY**

ADDRESS	0 S US 29 HWY, CHINA GROVE, NC 28023
ZONING	HB1 - HIGHWAY BUSINESS
LOT SIZE	+/- 3.27 ACRES
PRICE	\$440,000
PARCEL ID	129 144
	<p>THIS SITE PROVIDES AN EXCELLENT OPPORTUNITY FOR DEVELOPMENT ALONG HWY 29 WITH AN AADT OF 15,000+</p> <p>IDEAL FOR SINGLE OR MULTI-TENANT MEDICAL/RETAIL DEVELOPMENT.</p> <p>POTENTIAL ACCESS FROM ADJACENT PARCEL.</p>



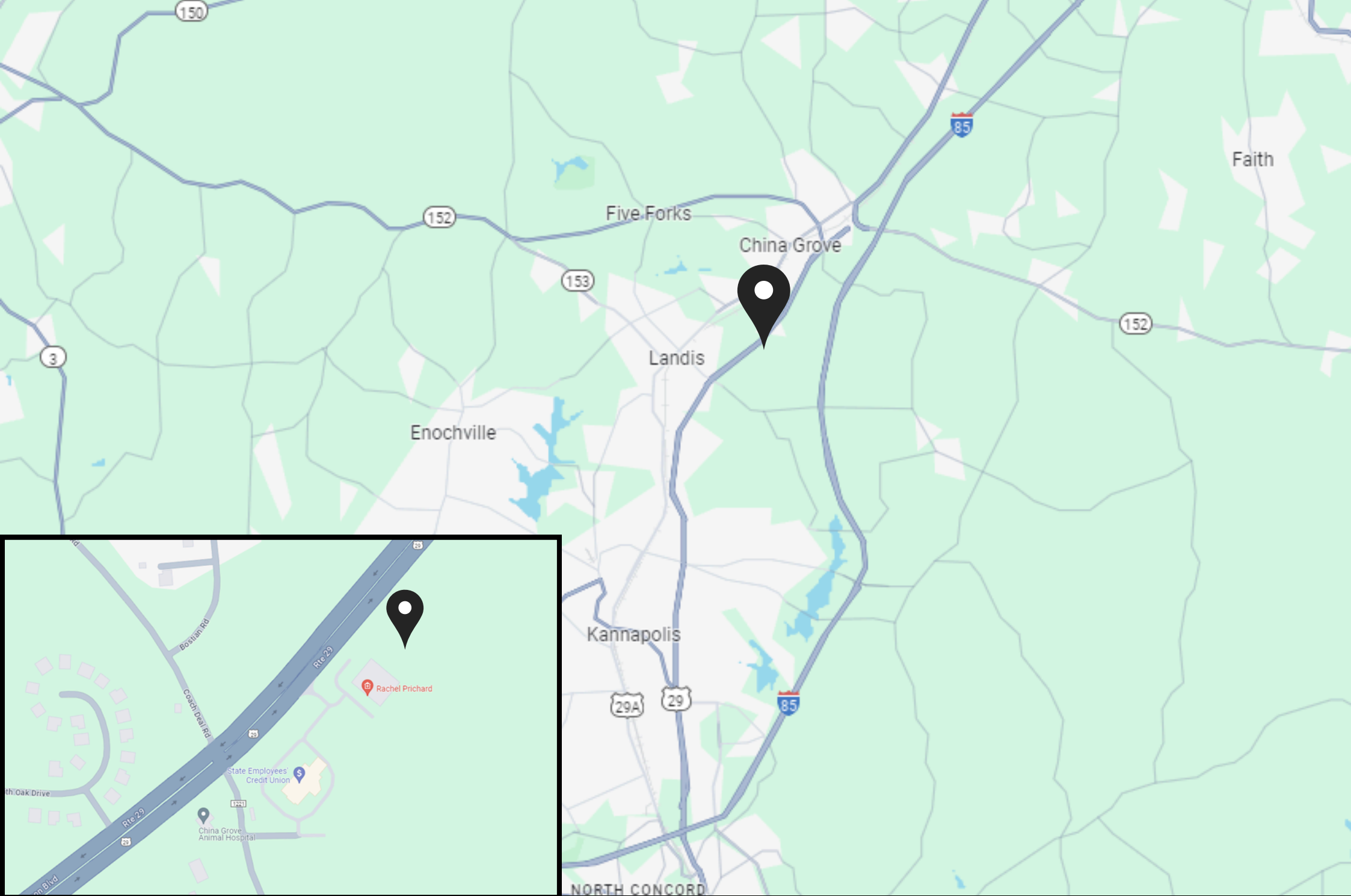
NEIGHBORING STATE EMPLOYEES CREDIT UNION & NOVANT HEALTH

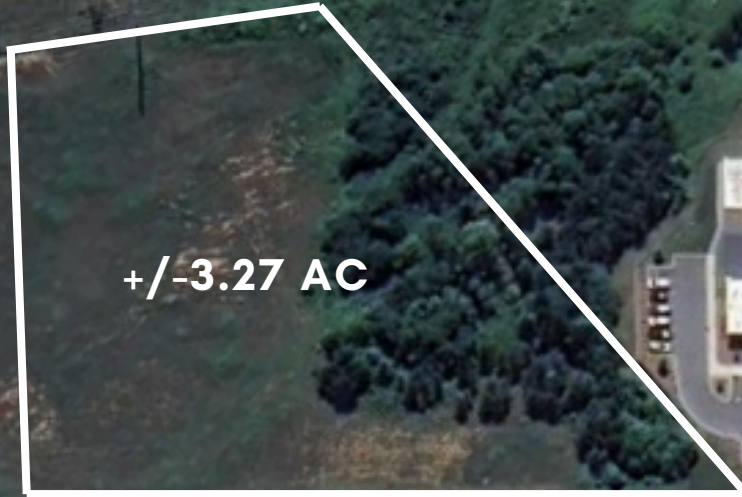


UP TO 15,000 CARS PER DAY



HIGHLY VISIBLE LOCATION





**+/-3.27 AC**

**Rachel Prichard**

**+/- 15,000 VPD ALONG HWY 29**



Lake Corriher



**Bojangles**  **Domino's Pizza**

**Walgreens**  
**AutoZone**  
**Hardee's**  **Pizza Hut** 

**DOLLAR GENERAL**  
**AMERICAN FREIGHT**  
**FURNITURE - MATTRESS**

  
**FOOD LION**

  
**FAMILY DOLLAR**

**R+L CARRIERS**

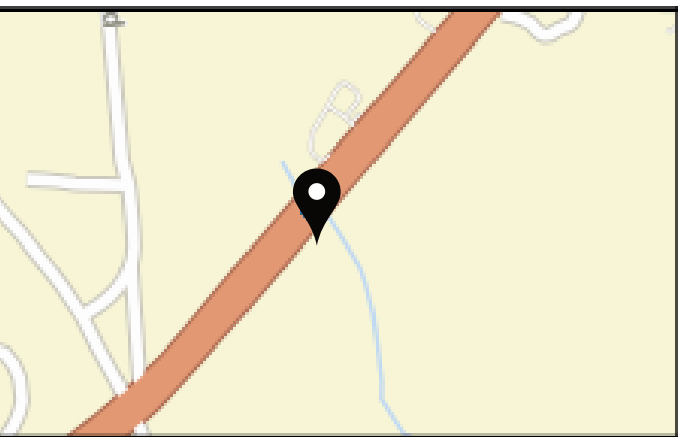
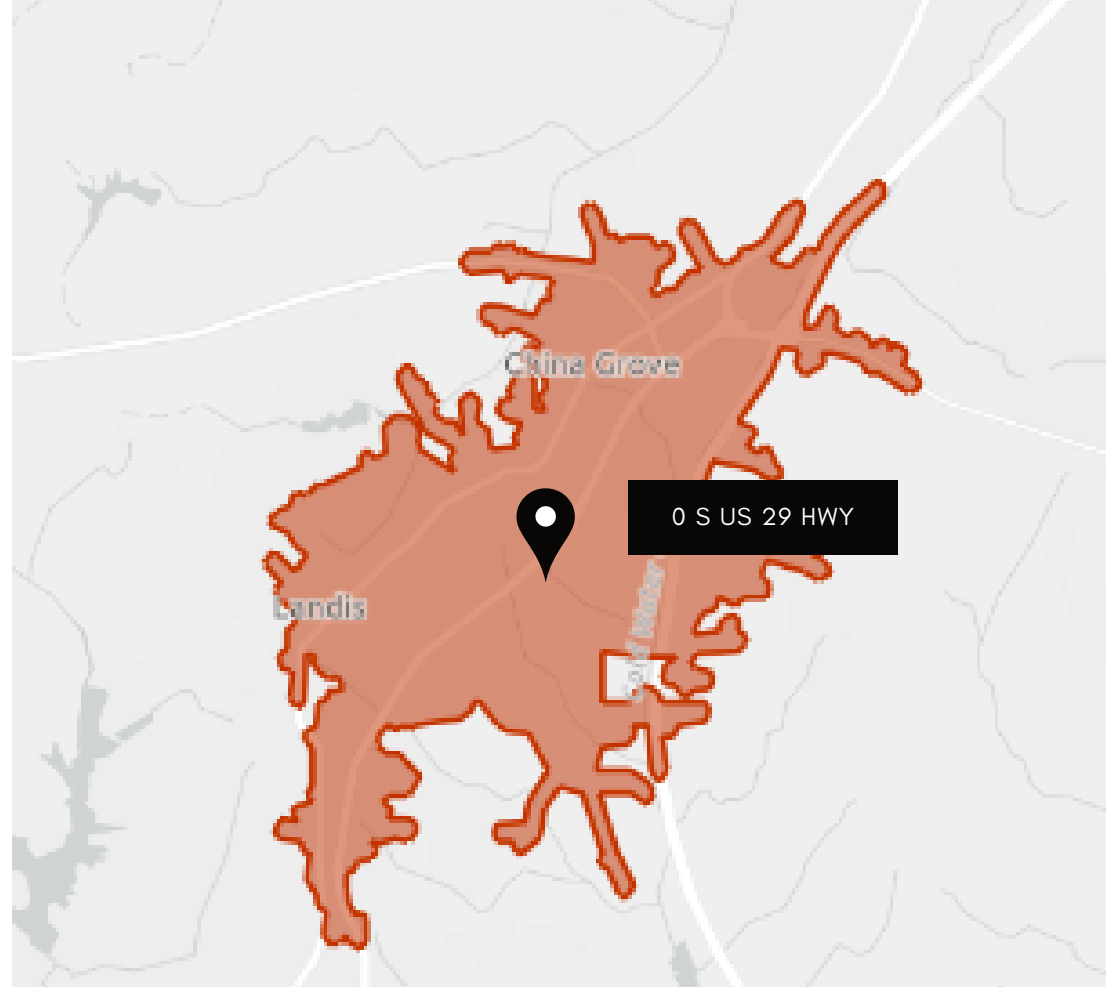
**OS US 29 HWY**



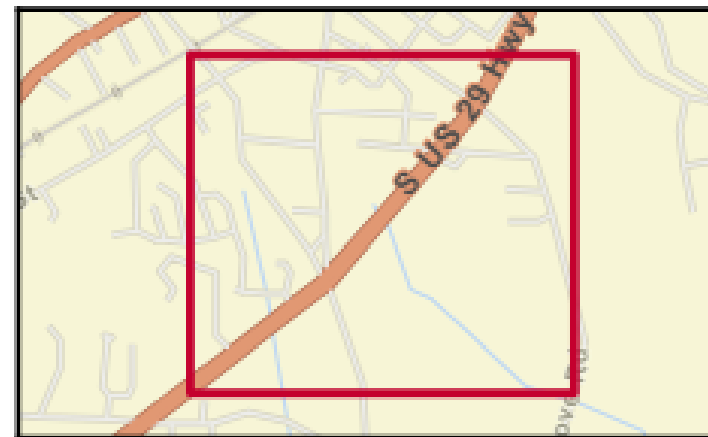
  
**Atrium Health**

**NOVANT HEALTH**

**SECU**  
 State Employees' Credit Union



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



\$186,354

Median Home Value



\$54,146

Median HH Income



13.7%

No High School Diploma



34.5%

High School Graduate

3.4

Home Value to  
Income Ratio



32.8%

Some College/ Associate's  
Degree



19.0%

Bachelor's/Grad/ Prof  
Degree

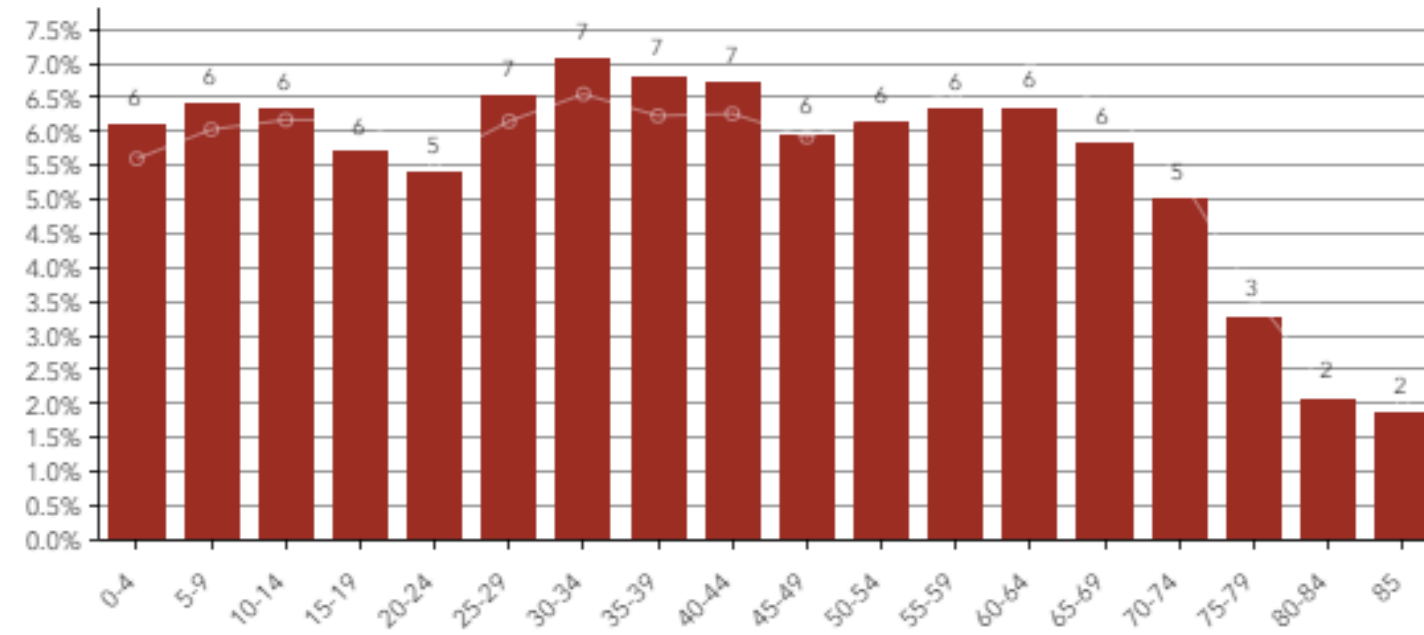
39.7

Median Age

16,727

Households

### Age Profile



HOUSEHOLDS HHS% % US HHS INDEX

Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	2,096	12.53%	7.63%	164
GenXurban (L5)	990	5.92%	11.26%	53
Sprouting Explorers (L7)	300	1.79%	7.20%	25
Middle Ground (L8)	2,177	13.01%	10.79%	121
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	1,573	9.40%	8.30%	113
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	3,845	22.99%	6.01%	382
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

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