

330

West Main Street
Forest City, NC 28043

FOR LEASE



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Colliers

Highlights



- 8,103 SF of retail space on 1.5 acre lot
- Features a drive-thru, pylon signage, and ample parking
- A diverse and quaint downtown retail mix.
- Falls within Forest City's Historic Main Street district, known for its early 20th-century architecture and rich civic history
- Just steps away is the Main Street Historic District

Salient Facts

| | |
|----------------|--|
| Address | 330 W Main Street, Forest City, NC 28043 |
| Square Footage | 8,103 SF |
| Acreage | 1.5 Acres |
| Year Built | 1966 |
| Use | Wells Fargo branch |
| Features | Drive-Thru Option |
| Zoning | C-2 |
| Rate | \$12.00/PSF NNN |



Neighborhood

Forest City, North Carolina, offers the charm of a historic small town combined with the momentum of modern growth. Nestled in the foothills of the Blue Ridge Mountains, it serves as a regional hub for western Rutherford County and draws consistent foot traffic from surrounding towns like Spindale, Rutherfordton, and Bostic.

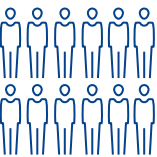
Forest City is home to a beautifully revitalized Main Street district featuring murals, boutique shops, and the popular Pavilion on Park Square (POPS), which hosts year-round community events. The town also benefits from accessibility via U.S. Highways 74 and 221, placing it within easy driving distance of Asheville, Charlotte, and Greenville.

Land Use Designation

This section of Forest City is designated for Commercial use, supporting a wide range of retail, service-based businesses, and mixed-use development. The intent is to foster economic activity along Main Street while maintaining its role as a central hub for residents and visitors. The Commercial designation encourages the presence of retail stores, banks, restaurants, offices, and entertainment venues that contribute to the area's vitality.

With flexible zoning under the C-2 General Commercial District, this location offers excellent visibility, walk-ability, and accessibility—making it ideal for retailers, service providers, and other businesses seeking a presence in Forest City's growing and highly visible Main Street corridor.

Demographics



2024
population
13,041



2024 Average
Household Income
\$75,189



2024 Total
Businesses
862



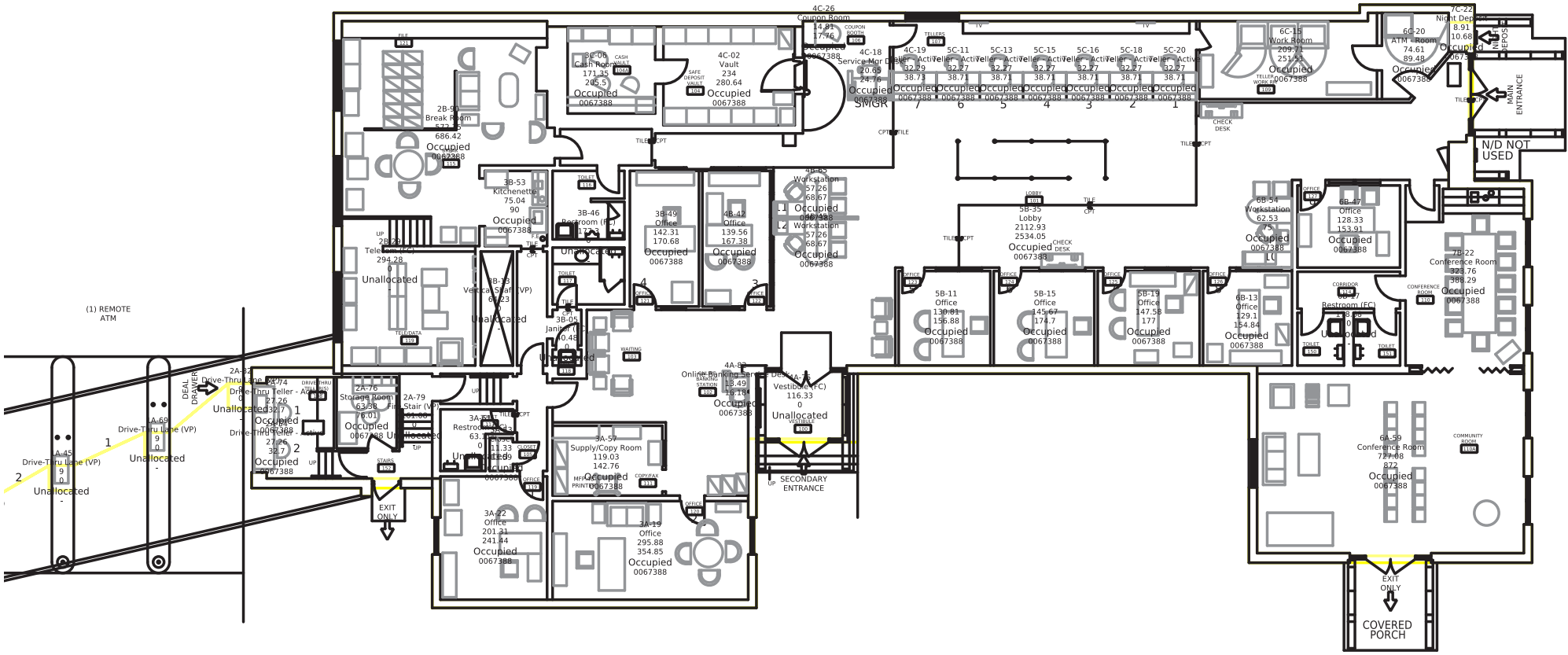
2024 Total
Employees
8,914

3 Mile Radius

Site Plan



Property Floorplan



Amenities

 1.29 Miles

 23.7 Miles

 6.57 Miles

 58 Miles
Charlotte Douglas Int'l Airport

Retail

1. Dollar General
2. Pelican's SnoBalls & Ice Cream
3. Salvation Army Family Store
4. Lowes Home Improvement
5. Aldi
6. Walmart
7. Tri City Mall
8. Ollie's Bargain Outlet

Restaurants/Café

16. Jersey Mike's Subs
17. Starbucks
18. Bojangles
19. Zaxby's
20. Chick-fil-a
21. Wendy's
22. Copper Penny Grill

Services

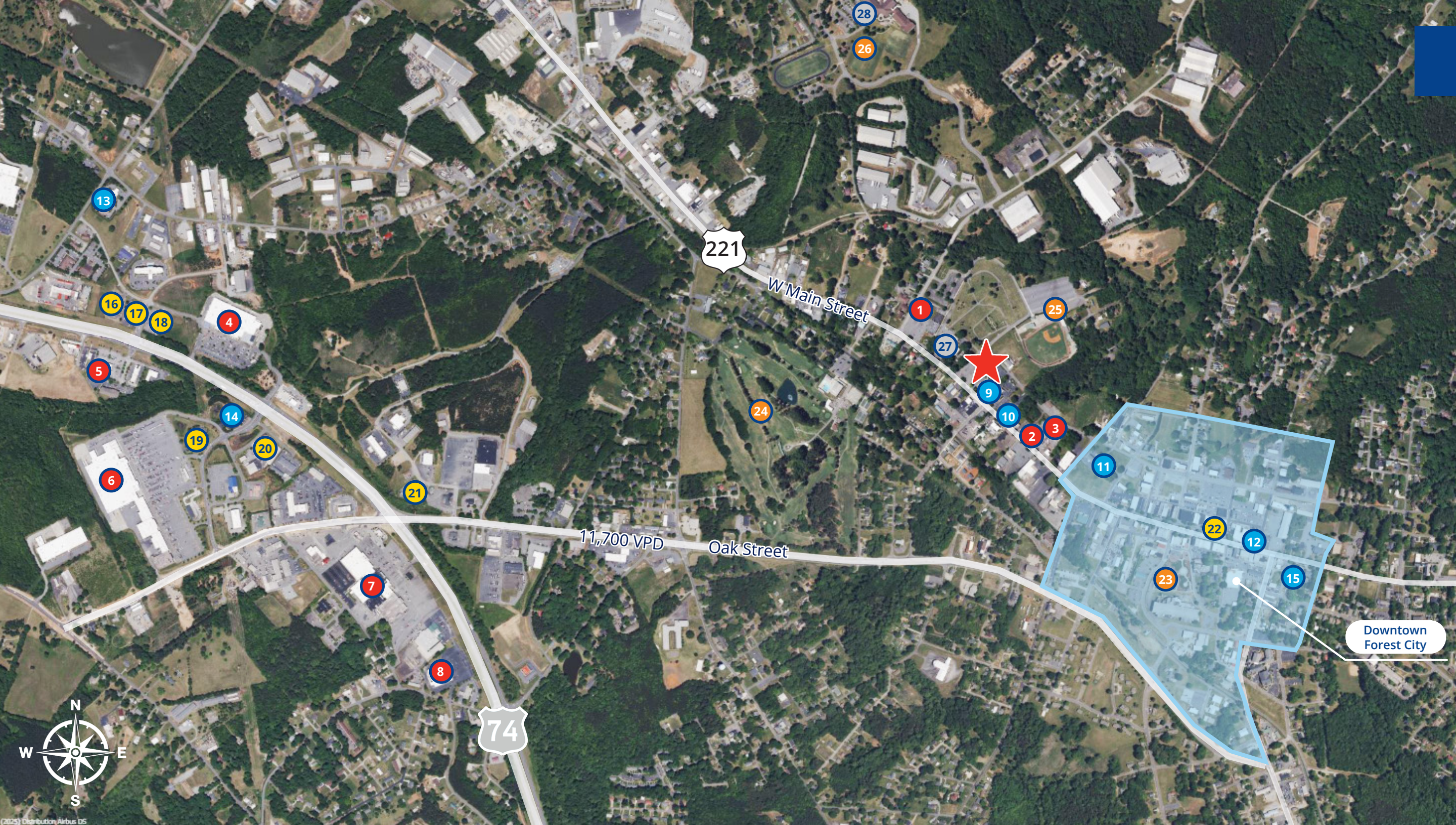
9. First Citizens Bank
10. Fifth Third Bank & ATM
11. United Bank
12. Truist
13. State Employees' Credit Union
14. First National Bank
15. Mooneyham Public Library

Recreation

23. Forest City Pavilion on Park Square
24. Forest City Municipal Golf Course
25. McNair Field
26. Charles R. Summey Park

Schools

27. Rutherford County School
28. Forest City Dunbar Elementary



Downtown Forest City



Retail

- 1. Salvation Army Family Store
- 2. Farmers Home Furniture
- 3. Alray Tire Center
- 4. Next Door Used Books
- 5. The Bloom Shop
- 6. Caroline Pearl Boutique
- 7. Kimbrell's Furniture
- 8. Rutherford County Farm & History Museum

Services

- 9. First Citizens Bank
- 10. Fifth Third Bank & ATM
- 11. United Bank
- 12. Genoa Healthcare
- 13. Truist
- 14. Insurance Service Associates
- 15. Mooneyham Public Library
- 16. United States Postal Service
- 17. Forest Animal Control Office
- 18. Forest City Fire Department

Restaurants/Café

- 19. Circle B BBQ
- 20. Pelican's SnoBalls & Ice Cream
- 21. Vicky's Latin Deli
- 22. Pie Safe Baking Company
- 23. Copper Penny Grill
- 24. The Hoot Nanny
- 25. Scoop Forest City
- 26. Southside Pizza

Recreation

- 27. Forest City Pavilion on Park Square
- 28. Carolina Arcade Museum

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