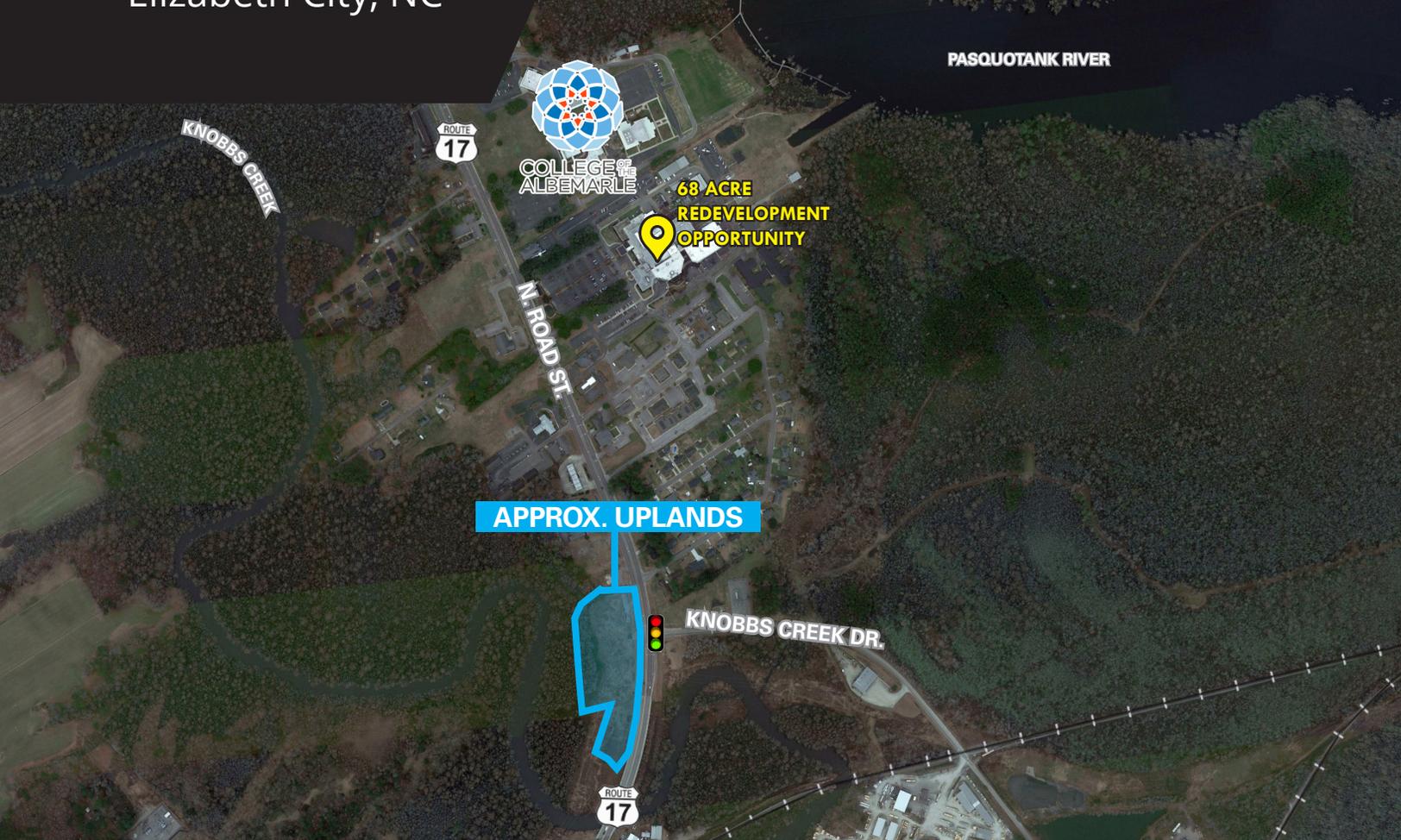


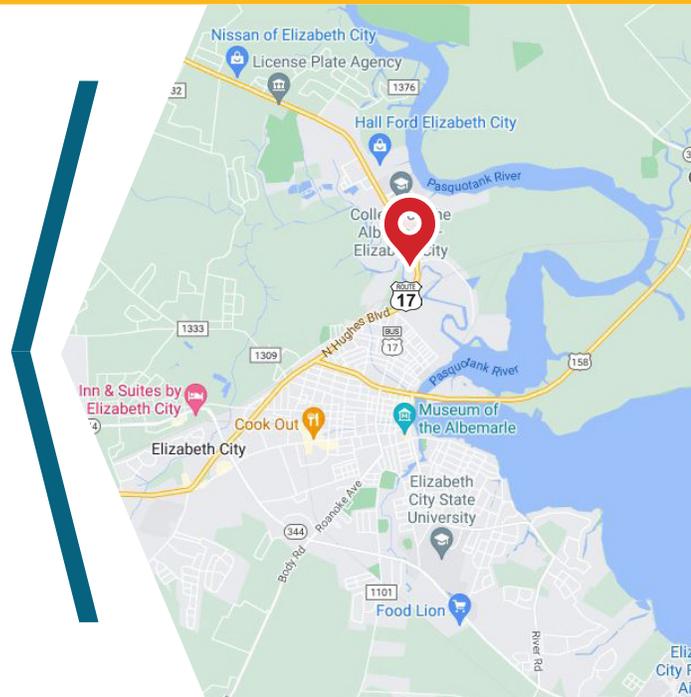
RT. 17 AND  
KNOBBS CREEK DR.  
Elizabeth City, NC

FOR SALE  
DEVELOPMENT SITE



## ABOUT PROPERTY

- ± 9.51 Acre Site
- ± 3.79 Acres of Uplands
- Signalized Intersection
- ± 700' of Frontage on Route 17
- Immediate proximity to 68-Acre Redevelopment Opportunity and the College of the Albemarle - Elizabeth City
- Zoned GB
- 23,894 VPD along N. Road St.
- **SALE PRICE: \$175,000 / UPLANDS ACRE**



For more information:

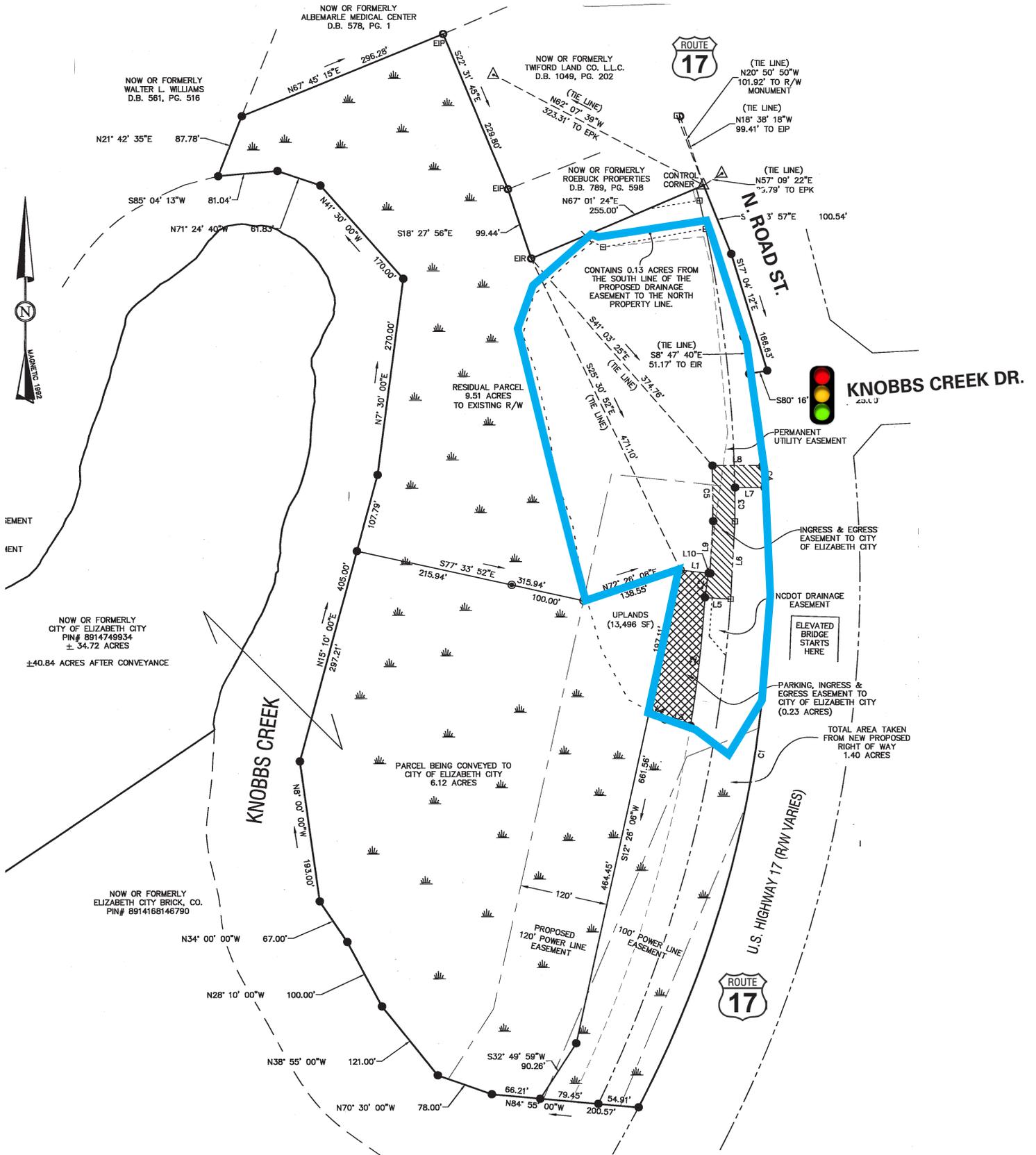
RYAN KING

757.640.8210

[RyanKing@HarveyLindsay.com](mailto:RyanKing@HarveyLindsay.com)

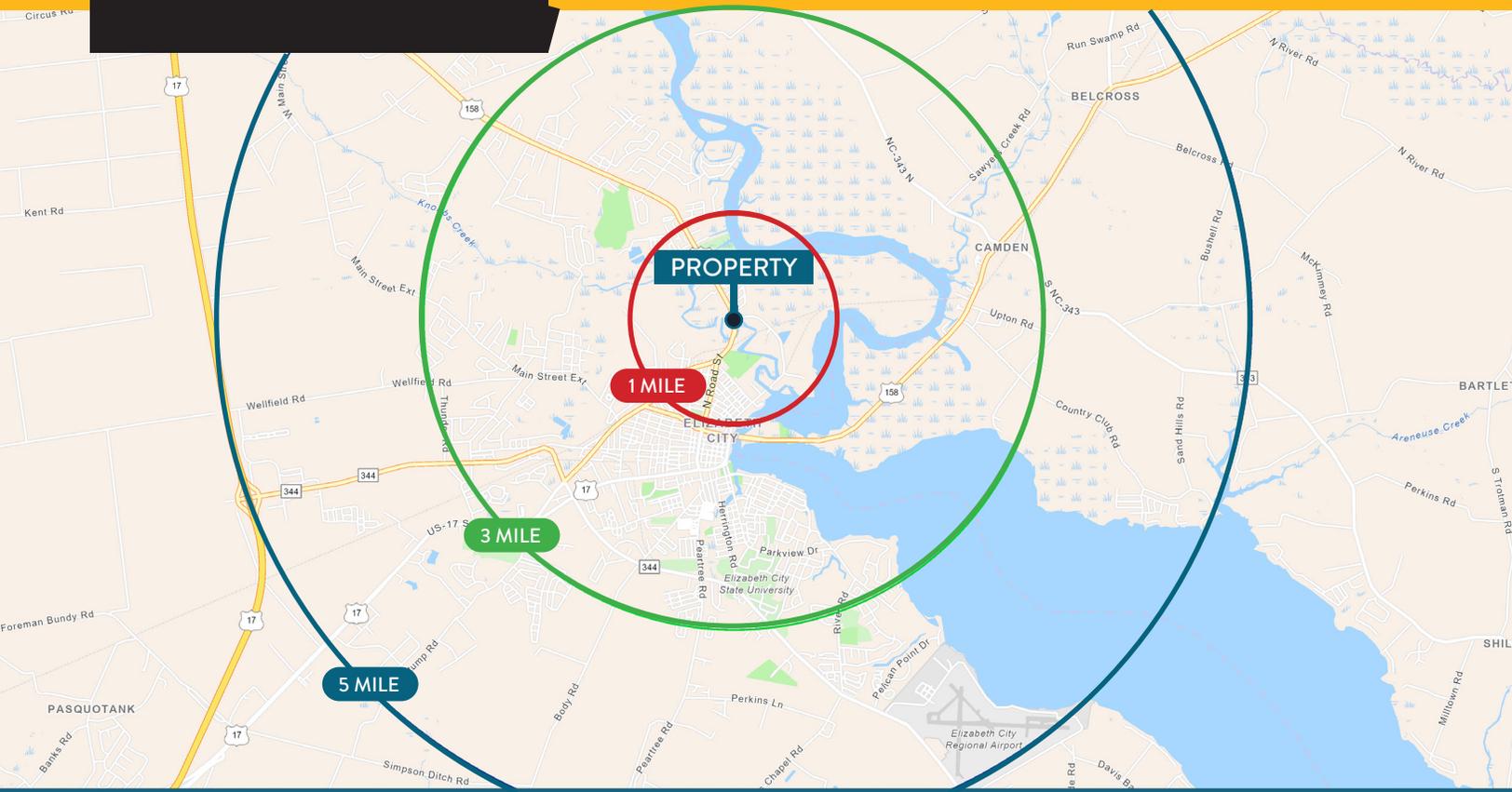
999 Waterside Drive • Suite 1400  
Norfolk, Virginia 23510  
757-640-8700  
[www.HarveyLindsay.com](http://www.HarveyLindsay.com)

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE



# DEMOGRAPHICS

## Rt. 17 & Knobbs Creek Dr., Elizabeth City, NC



### 1 MILE

### 3 MILES

### 5 MILES

#### KEY FACTS

2,290

Population

38.4

Median Age



2.4

Average Household Size

\$44,455

Median Household Income

#### KEY FACTS

20,778

Population

38.4

Median Age



2.3

Average Household Size

\$48,553

Median Household Income

#### KEY FACTS

29,638

Population

38.5

Median Age



2.4

Average Household Size

\$54,114

Median Household Income

#### EDUCATION

19%

No High School Diploma



35%

High School Graduate



22%

Some College



24%

Bachelor's/Grad/Pr of Degree

#### EDUCATION

12%

No High School Diploma



32%

High School Graduate



33%

Some College



23%

Bachelor's/Grad/Pr of Degree

#### EDUCATION

12%

No High School Diploma



32%

High School Graduate



33%

Some College



24%

Bachelor's/Grad/Pr of Degree

#### BUSINESS



194

Total Businesses



2,716

Total Employees

#### BUSINESS



1,200

Total Businesses



13,448

Total Employees

#### BUSINESS



1,496

Total Businesses



16,594

Total Employees

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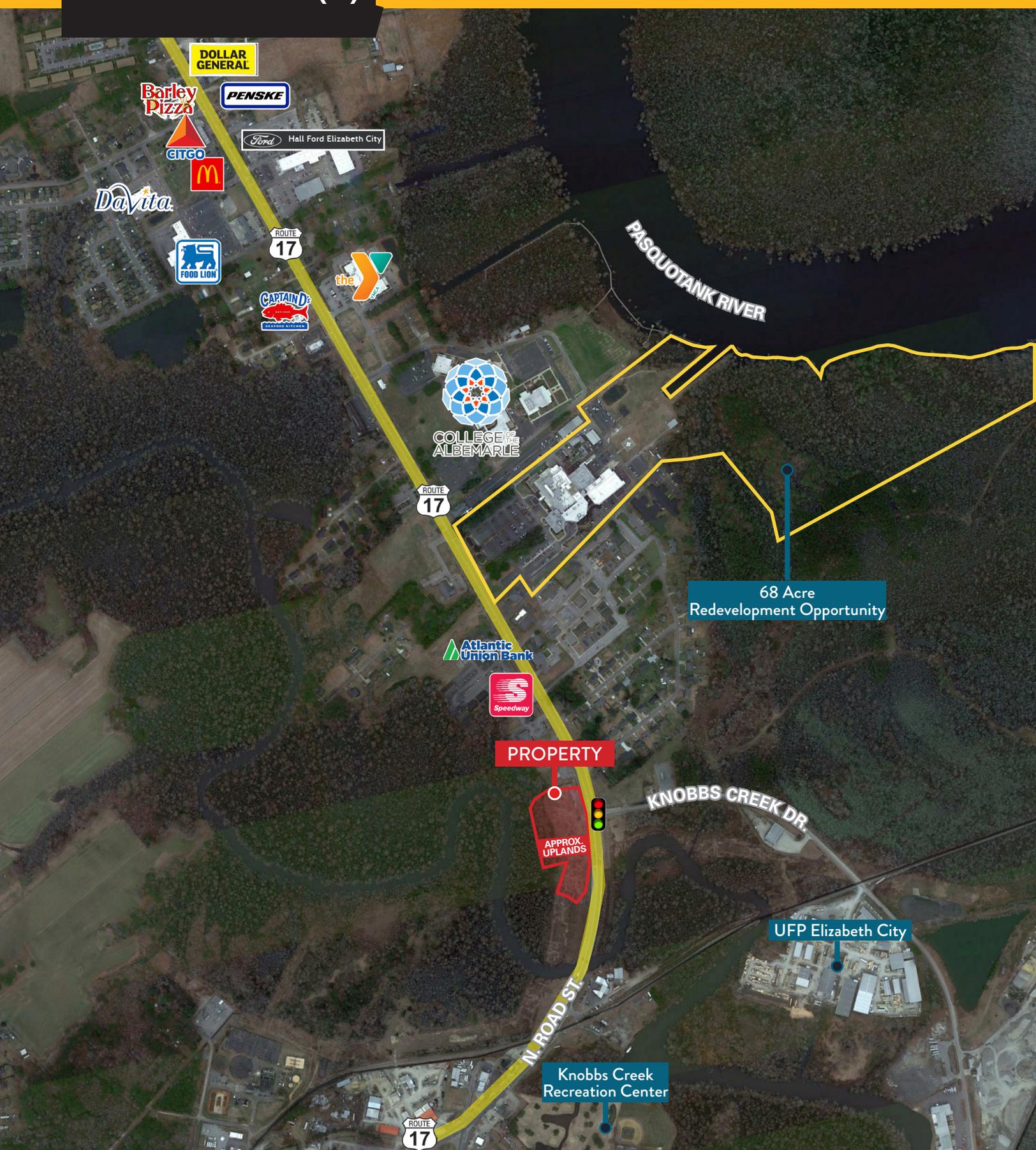
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# AERIAL VIEW (1)

## Rt. 17 & Knobbs Creek Dr., Elizabeth City, NC



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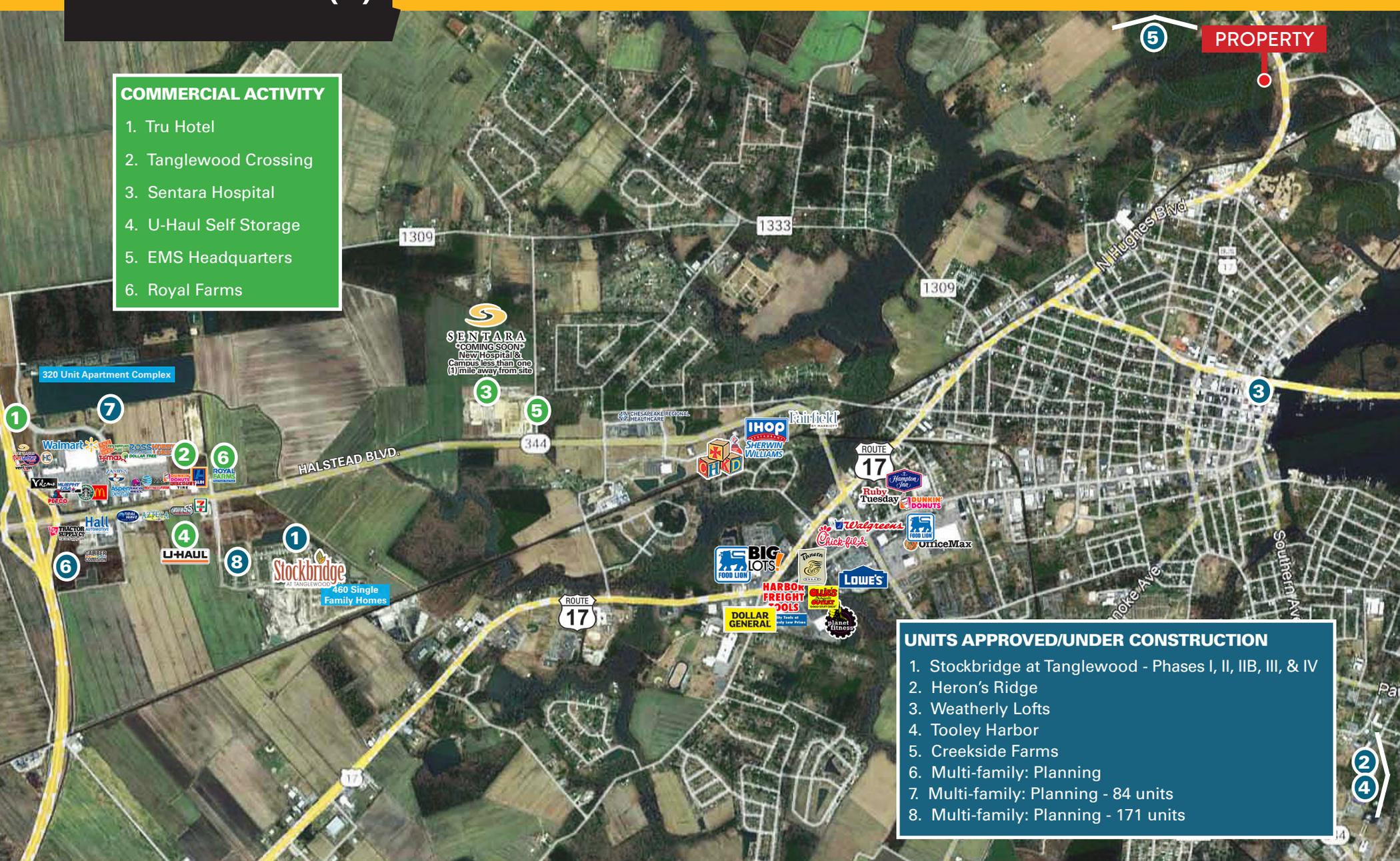
# AERIAL VIEW (2)

## Rt. 17 & Knobbs Creek Dr., Elizabeth City, NC

PROPERTY

### COMMERCIAL ACTIVITY

1. Tru Hotel
2. Tanglewood Crossing
3. Sentara Hospital
4. U-Haul Self Storage
5. EMS Headquarters
6. Royal Farms



- ### UNITS APPROVED/UNDER CONSTRUCTION
1. Stockbridge at Tanglewood - Phases I, II, IIB, III, & IV
  2. Heron's Ridge
  3. Weatherly Lofts
  4. Tooley Harbor
  5. Creekside Farms
  6. Multi-family: Planning
  7. Multi-family: Planning - 84 units
  8. Multi-family: Planning - 171 units

For more information:  
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