

COMMERCIAL DEVELOPMENT SITE

FOR SALE OR LEASE



WEST MAIN STREET AND HIGHWAY 24/27 | LOCUST, NC

- Asking Rate: Call Broker for Details
- 1.99 ACs available along Hwy 24/27 (20,500+ VPD) adjacent to Walmart Supercenter

ROSS ROBISON
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PROPERTY INFORMATION

ACREAGE*

1.99 Acres

CITY OF LOCUST ZONING

Highway Commercial (HC)

ASKING RATE

Call Broker for Details

PROPERTY FEATURES

- 1.985 ACs available along Hwy 24/27 (20,500+ VPD) with the ability to subdivide parcels
- Surrounded by numerous national retailers, including Walmart, Starbucks, McDonalds, Burger King, Jersey Mikes, Taco Bell, etc
- Parcels sit among several new retail uses including a future Zaxby's, brand new Mavis Tire & Breaks, Cookout, Burger King, Highway 55 and more
- Ideal location for car wash, quick-service restaurant, or similar retail uses
- Area within 3-mile radius projected to grow 9.50% over the next 5 Years and features an average household income of \$85,000
- Stanly Community College and Atrium Health Imaging Center located directly across the street
- Zoned as HC (Highway Commercial), allowing for versatile commercial development options

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MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



MECA
COMMERCIAL REAL ESTATE



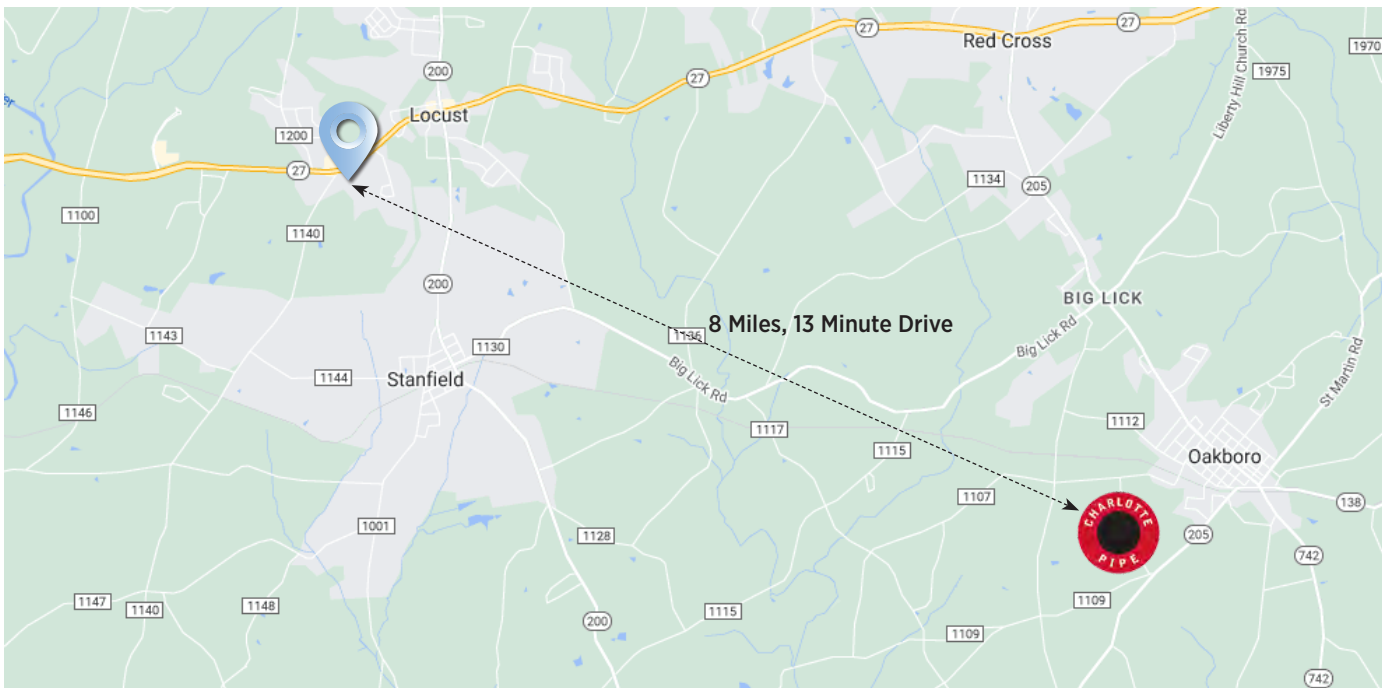
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CHARLOTTE PIPE & FOUNDRY NEW FACILITY

Charlotte Pipe and Foundry Company, the nation's leading maker of cast iron and plastic pipe and fittings for plumbing applications, opened its new \$460 million state-of-the-art foundry in Oakboro, North Carolina last October 2023. Charlotte Pipe's new foundry is situated on 700 acres in Stanly County, about 35 miles east of the cast iron foundry it operated in Uptown Charlotte for more than 100 years.





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	706	7,242	17,689
Households	126	2,870	6,748
Families	183	2,116	4,939
Median Age	44.7	44.2	44.2
Average HH Size	2.86	2.52	2.62
Median HH Income	\$68,379	\$68,502	\$78,343
Average HH Income	\$85,080	\$87,505	\$94,324
Per Capita Income	\$33,346	\$34,812	\$36,204

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 *The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

