

2002 NC Hwy 54  
Graham, NC 27253

\$1,825,000

LAND USE:  
RETAIL

## DETAILS

- 5 acres
- Road frontage on 2 roads
- 18,000 traffic count per NCDOT (2023)

CONTACT LISTING AGENTS  
FOR MORE INFO:



**HEATHER MORTON HILL**

Real Estate Agent  
336-213-8887

heatherpmorton@gmail.com



**JOHN MICHAEL  
MORTON**

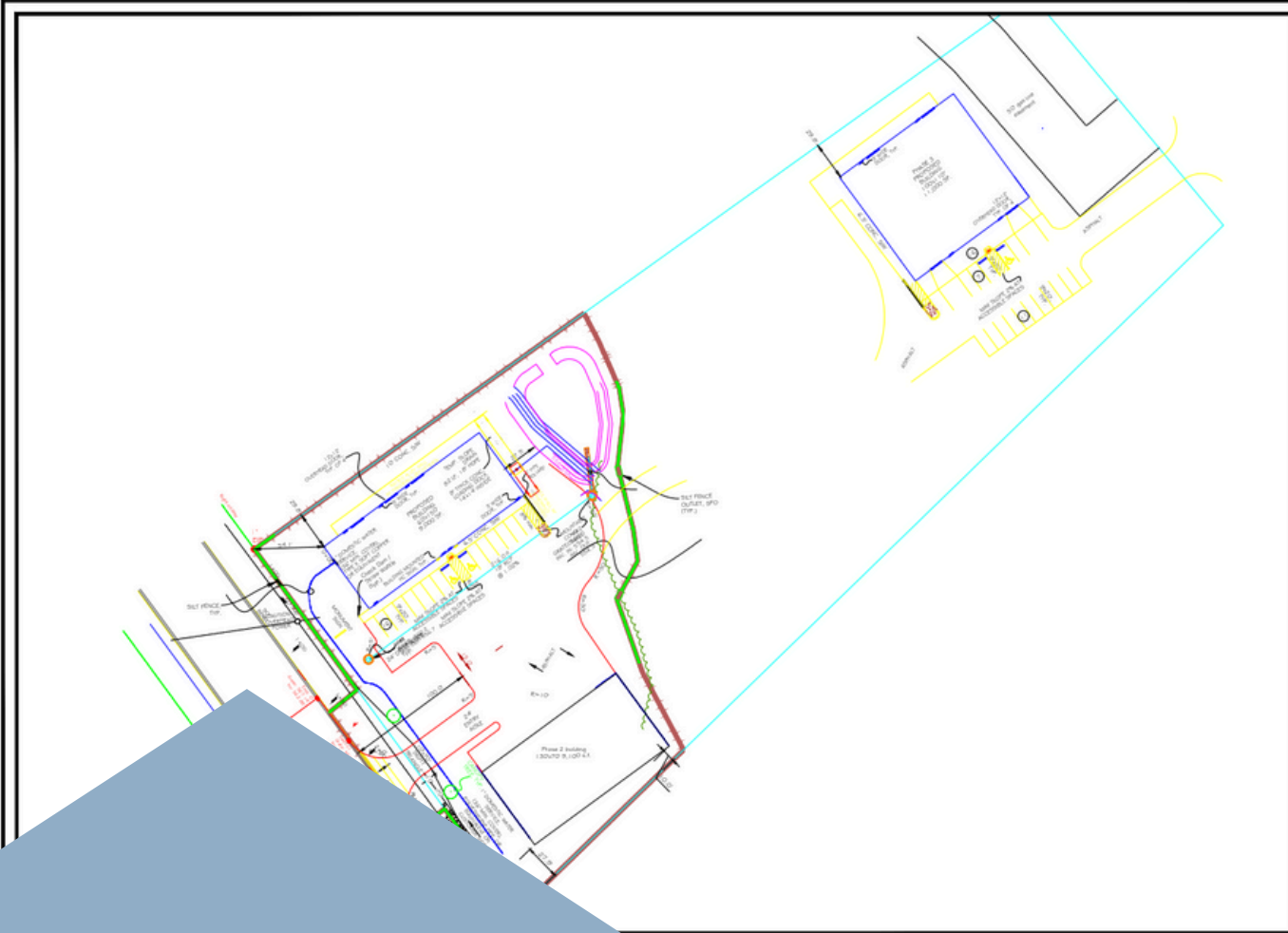
Real Estate Agent  
336-266-8030

jmmorton21@gmail.com

**PLATINUM BROKERS AT  
EXP REALTY**

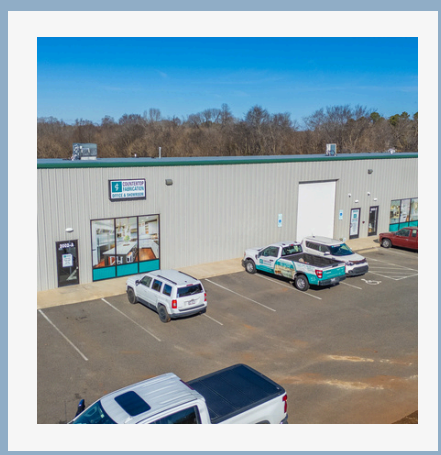
3735 S Church St Suite 105  
Burlington, NC 27215





# OTHER HIGHLIGHTS

- Road frontage on NC 54 and Long Dairy Rd
- Engineered plans for future buyer to build two additional buildings (9,100 sq ft and 11,000 sq ft)
- 4 minutes to I-40 and 28 minutes to Chapel Hill



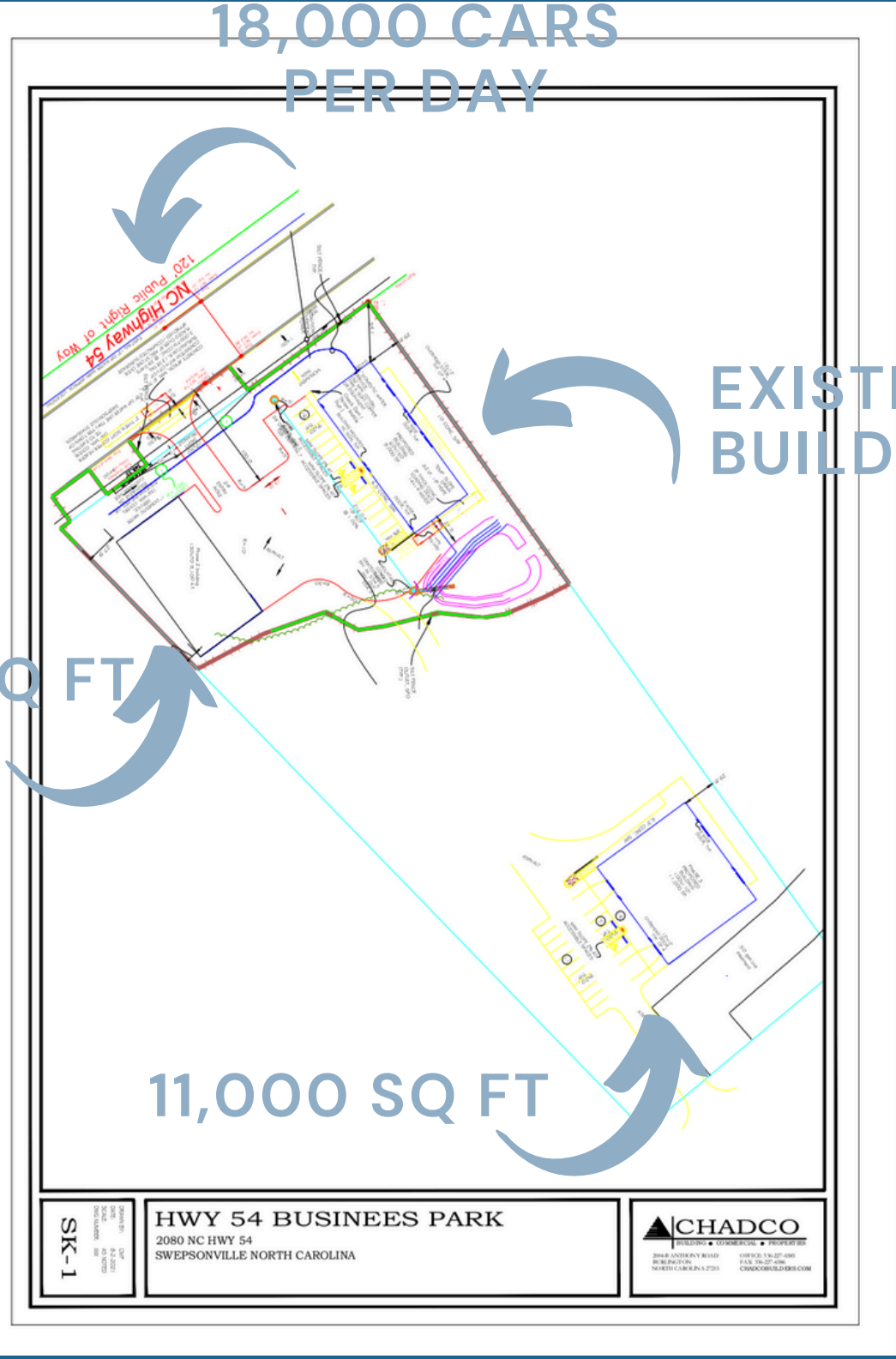
- 9000 sq ft building built in 2020
- Triple Net lease for \$9000 a month

18,000 CARS  
PER DAY

EXISTING  
BUILDING

9,100 SQ FT

11,000 SQ FT



SK-1

DATE: 10/20/11  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: AS SHOWN  
 PROJECT: HWY 54 BUSINESS PARK

**HWY 54 BUSINESS PARK**  
 2080 NC HWY 54  
 SWEPSONVILLE NORTH CAROLINA

**CHADCO**  
 BUILDING • CONTRACT • PROPERTY

3048 ANKENY ROAD  
 WELFINGTON  
 NORTH CAROLINA 27253

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