

REDEVELOPMENT GRAHAM, NC

911 S MAIN ST



5 Acres Available

- ▶ 5 AC Retail site with 3.5 acres remaining - can be subdivided
- ▶ Located on S Main St. (22,500 ADT), just south of the intersection with I-85/40 (126,000 ADT)
- ▶ Co-tenant: O'Reilly's Auto Parts
- ▶ Yearly population growth: 1.4%
- ▶ Nearby retail includes: Food Lion, Walgreen's, AutoZone, Sonic, Arby's, and McDonald's
- ▶ Other nearby: River Mill Academy, South Graham Elementary School, multiple residential areas
- ▶ Features: fully zoned and entitled; water and sewer existing on site

KOTIS
PROPERTIES
EST. 1958

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Populations	4,774	35,752	81,826
Total Households	1,994	14,482	33,348
Average HH Income	\$62,363	\$60,870	\$63,871

Source: 2024 CoStar

TRAFFIC COUNT

INTERSECTION		ADT
S Main Street	Bullis St	22,500
S Main Street	Hanford Rd	29,500

Source: 2024 CoStar