



FOUNDRY
COMMERCIAL



RICHLANDS HIGHWAY & KOONCE FORK ROAD

RICHLANDS, NC 28574

AVAILABLE | ±2.51 - 3.28 AC OUTPARCELS



PROPERTY FEATURES

- Commercial outparcels ranging in size from ±2.51 acres to ±3.28 acres
- Outparcels to be delivered pad ready with stormwater and offsite infrastructure in place
- Located within high growth corridor adjacent future 750 unit, mixed use master-planned development with new single family homes priced from the \$300,000s and a scheduled delivery of Q2 2025
- High visibility site along Richlands Highway / U.S. Route 258 with 20,500 VPD
- New full access light proposed on Richlands Highway / U.S. Route 258 with full left turn into the site
- Available for sale or lease

DEMOGRAPHICS

1 MILE RADIUS

 **7,065**
ESTIMATED POPULATION 2023

 **30.8**
MEDIAN AGE

 **\$64,058**
MEDIAN HOUSEHOLD INCOME

 **1,261**
TOTAL EMPLOYEES

 **\$180,369**
MEDIAN HOME VALUE 2023

3 MILE RADIUS

 **18,686**
ESTIMATED POPULATION 2023


 **30.8**
MEDIAN AGE

 **\$65,452**
MEDIAN HOUSEHOLD INCOME


 **1,914**
TOTAL EMPLOYEES

 **\$184,620**
MEDIAN HOME VALUE 2023

5 MILE RADIUS

 **27,498**
ESTIMATED POPULATION 2023

 **31.4**
MEDIAN AGE

 **\$66,843**
MEDIAN HOUSEHOLD INCOME

 **2,487**
TOTAL EMPLOYEES

 **\$185,552**
MEDIAN HOME VALUE 2023

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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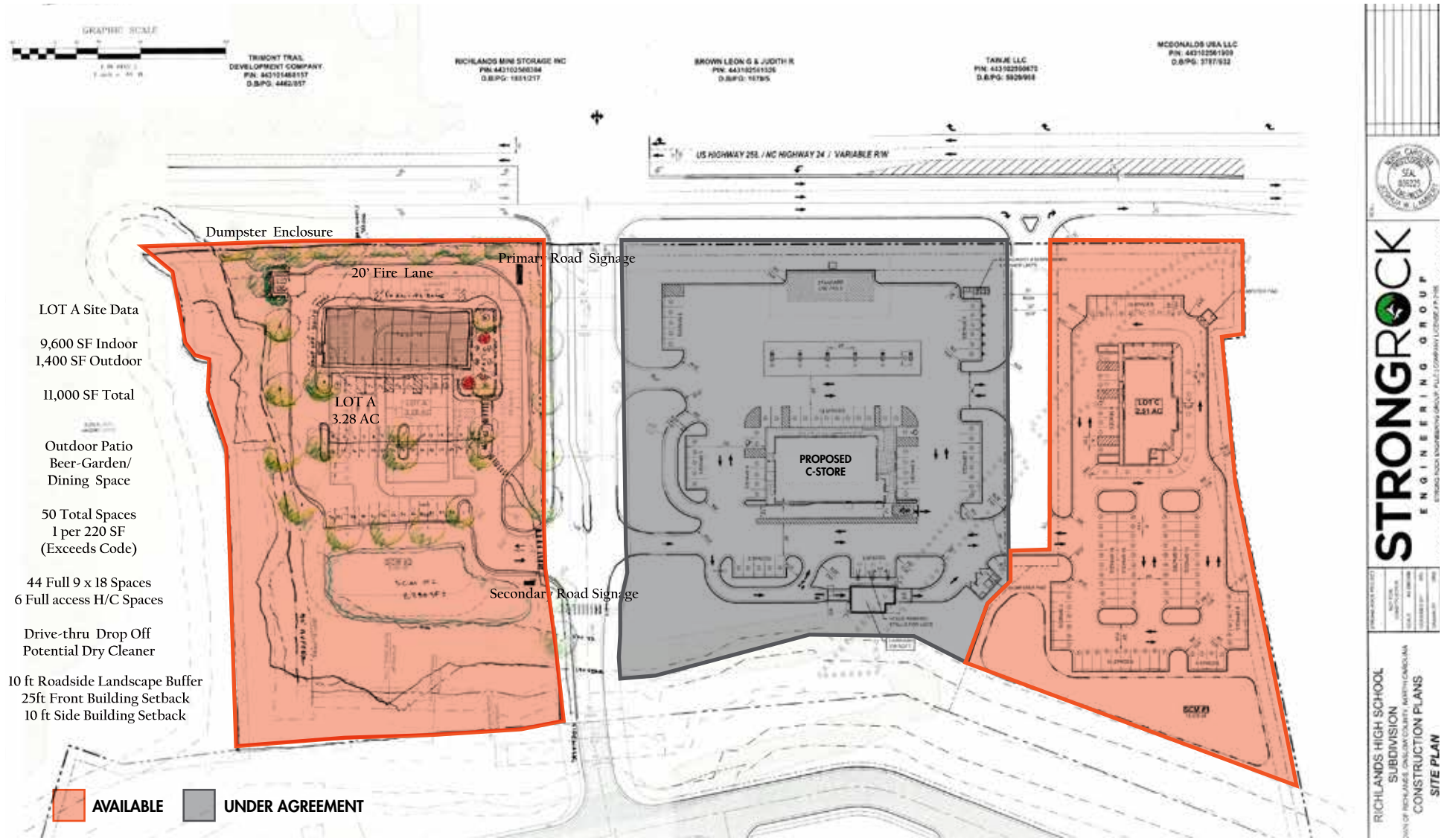
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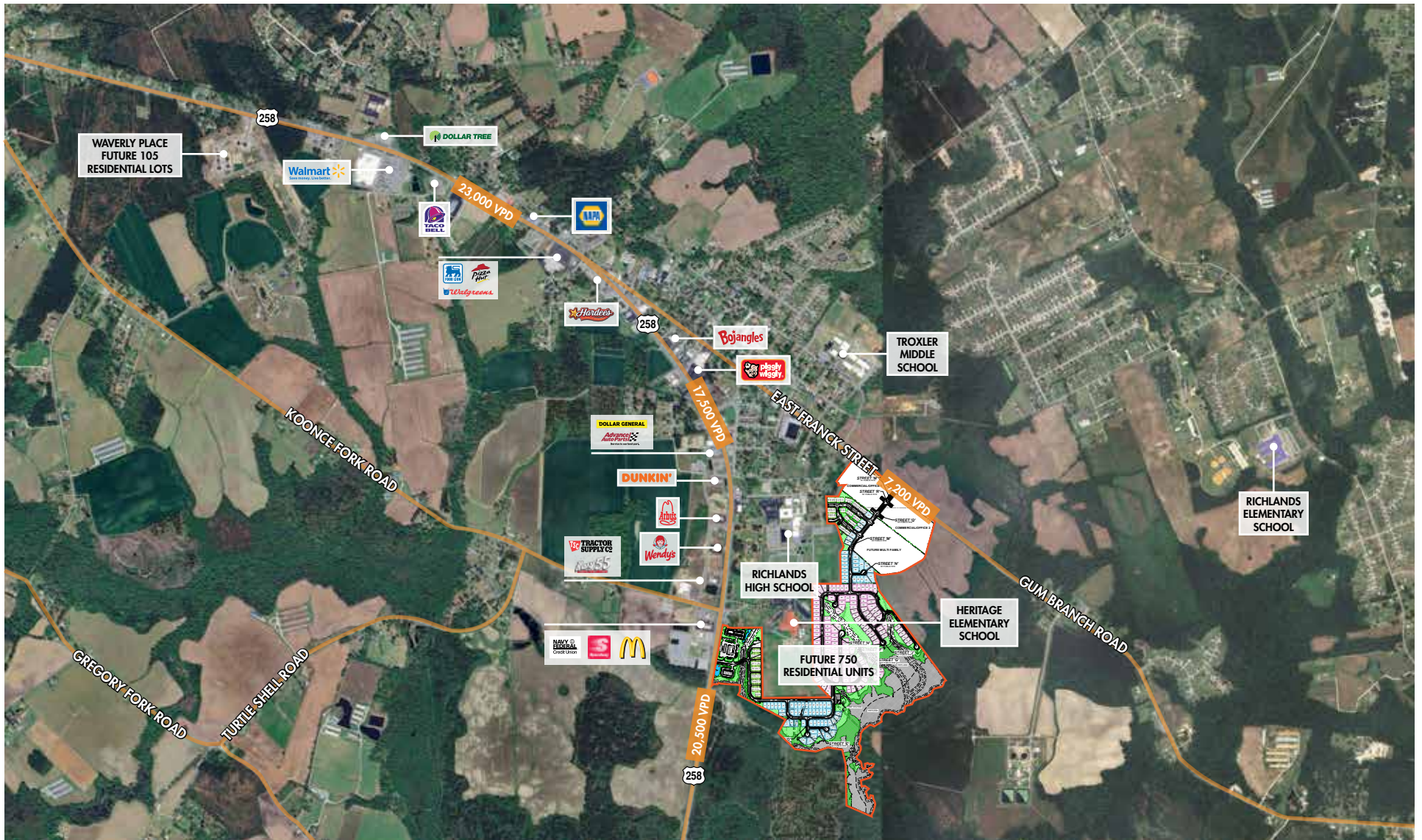
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