

FREEMAN

COMMERCIAL REAL ESTATE

Walmart+

SUBWAY
CATO
Look Smart. Buy Smart.
SweetFrog
premium frozen yogurt
Great Clips
verizon wireless
SHOE SHOW

DOLLAR TREE

Retail Development

M&D Wash

11,000 VPD

601

INTERSTATE
40

27,500 VPD

1.35 +/- AC

FOR SALE
1.35 +/- AC
I-40 INTERCHANGE,
MOCKSVILLE NC

LADD FREEMAN
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PROPERTY SUMMARY

1675 US Hwy 601 N
Mocksville, NC 27028

SIZE 1.35 +/- AC
ZONING: Highway Commercial

HIGHLIGHTS

- Cleared and cleaned by owner
- Possible QSR, Automotive, or Retail opportunity
- Conveniently located on Hwy 601 & I-40
- Traffic Counts
 - Hwy 601: 11,000 VPD
 - I-40: 37,500 VPD
- Sale Price: \$1,200,000



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	6,437	14,267	21,976
HOUSEHOLDS	2,677	5,709	8,851
MEDIAN AGE	43.2	42.7	43.6
AVG. HH INCOME	\$91,298	\$93,127	\$93,411

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