



1140 S NC 16 BUSINESS HIGHWAY

1140 S NC 16 BUSINESS HIGHWAY, DENVER NC 28037

1140 S NC 16 Business Highway

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
 - Location Summary
- 02 **Property Description**
 - Property Features
 - Aerial Map
- 03 **Demographics**
 - Demographics
 - Demographic Charts

Exclusively Listed By



Spencer Crigler

One Alliance Companies
Director of Brokerage Services
(704) 765-4620
spencer@onealliancecompanies.com



Paula Quickel

One Alliance
VP of Brokerage
(704) 765-4620
paula@onealliancecompanies.com



OFFERING SUMMARY

ADDRESS	1140 S NC 16 Business Highway Denver NC 28037
COUNTY	Lincoln
PRICE	\$950,000
LAND ACRES	7.235
ZONING TYPE	RT- Residential Transitional
# OF PARCELS	2
APN	4601047424 & 4601047171

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	823	9,362	24,784
2023 Median HH Income	\$65,320	\$64,208	\$80,628
2023 Average HH Income	\$98,039	\$99,747	\$121,457

Property Highlights

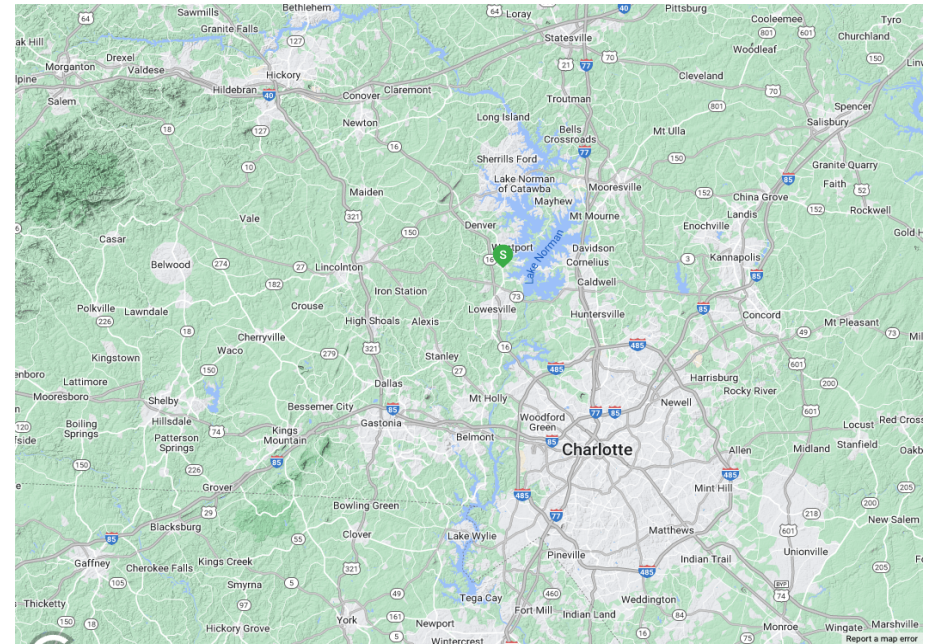
- 1130 & 1140 S NC 16 Business Hwy, Stanley, NC: great highway visibility on Hwy 16 Business, average daily traffic 11,000.
- Former Wildwood Kennels—Kennels and Clinic still in place.
- Property also has 1,898± sf residential home. Zoned Transitional Residential, with future Land Use Plan showing Industrial, with Commercial property across street.
- Surrounding businesses include Blume Inc., Duke Power, Lake Norman Quarry, Walmart, Dollar General, Cowan's Ford County Club and more. 10 minutes to Lake Norman Access at Beatty's Ford.
- City Water/Well
- PIN 4601-04-7424 & 4601-04-7171
- Excellent redevelopment opportunity.



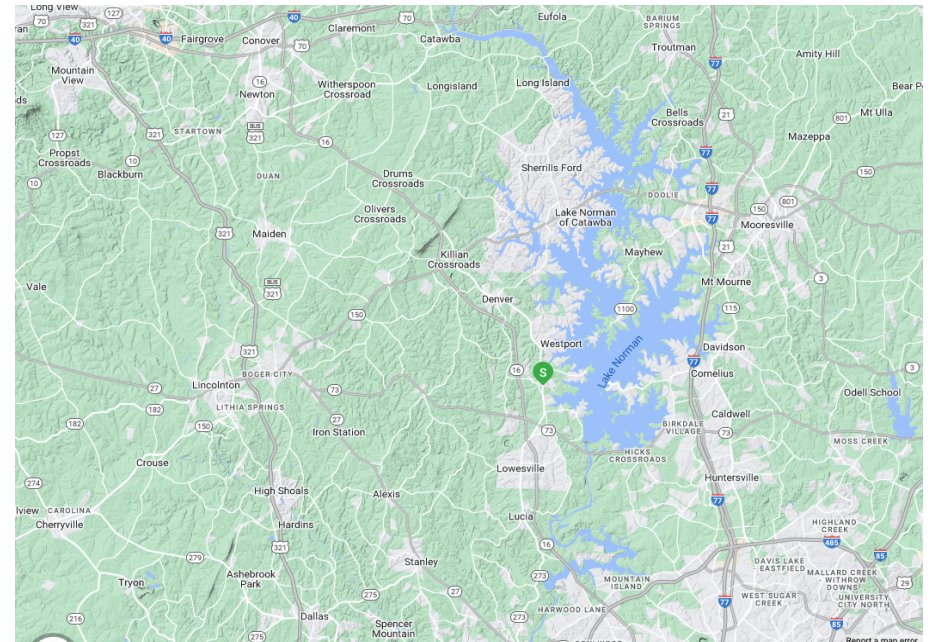
About Stanley, NC

- Stanley is situated in the western part of North Carolina, within the Charlotte metropolitan area.
- While small, Stanley offers some attractions for residents and visitors. Stanley County Park provides recreational opportunities such as hiking, picnicking, and sports fields. The nearby Catawba River also offers outdoor activities like fishing and kayaking.
- Stanley is served by the Gaston County Public School System, providing educational opportunities for students in the area.
- The town is conveniently located near major highways, including NC-27 and NC-16, providing easy access to nearby cities like Charlotte and Hickory.
- While smaller in scale compared to neighboring cities, Stanley has its share of local businesses, including restaurants, shops, and services catering to the needs of residents.

Regional Map

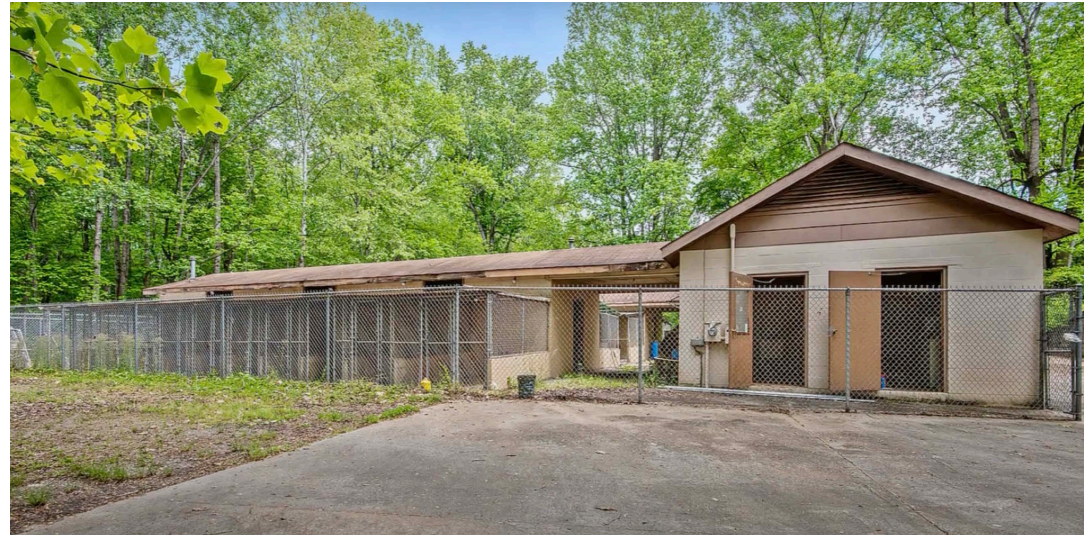


Locator Map



PROPERTY FEATURES

LAND ACRES	7.235
# OF PARCELS	2
ZONING TYPE	RT- Residential Transitional





[Report a map error](#)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	526	6,346	14,562
2010 Population	710	8,216	19,863
2023 Population	823	9,362	24,784
2028 Population	859	9,796	25,919
2023-2028: Population: Growth Rate	4.30 %	4.55 %	4.50 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	35	345	702
\$15,000-\$24,999	27	246	497
\$25,000-\$34,999	24	353	688
\$35,000-\$49,999	36	463	957
\$50,000-\$74,999	63	759	1,787
\$75,000-\$99,999	43	445	1,263
\$100,000-\$149,999	54	601	1,670
\$150,000-\$199,999	19	226	930
\$200,000 or greater	31	379	1,469
Median HH Income	\$65,320	\$64,208	\$80,628
Average HH Income	\$98,039	\$99,747	\$121,457

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	216	2,660	6,466
2010 Total Households	273	3,250	7,806
2023 Total Households	331	3,816	9,963
2028 Total Households	349	4,035	10,521
2023 Average Household Size	2.49	2.45	2.49
2000 Owner Occupied Housing	163	2,038	4,828
2000 Renter Occupied Housing	32	384	849
2023 Owner Occupied Housing	267	2,963	7,922
2023 Renter Occupied Housing	64	853	2,041
2023 Vacant Housing	27	344	1,200
2023 Total Housing	358	4,160	11,163
2028 Owner Occupied Housing	287	3,182	8,428
2028 Renter Occupied Housing	63	853	2,093
2028 Vacant Housing	25	311	1,105
2028 Total Housing	374	4,346	11,626
2023-2028: Households: Growth Rate	5.30 %	5.60 %	5.50 %

Source: esri

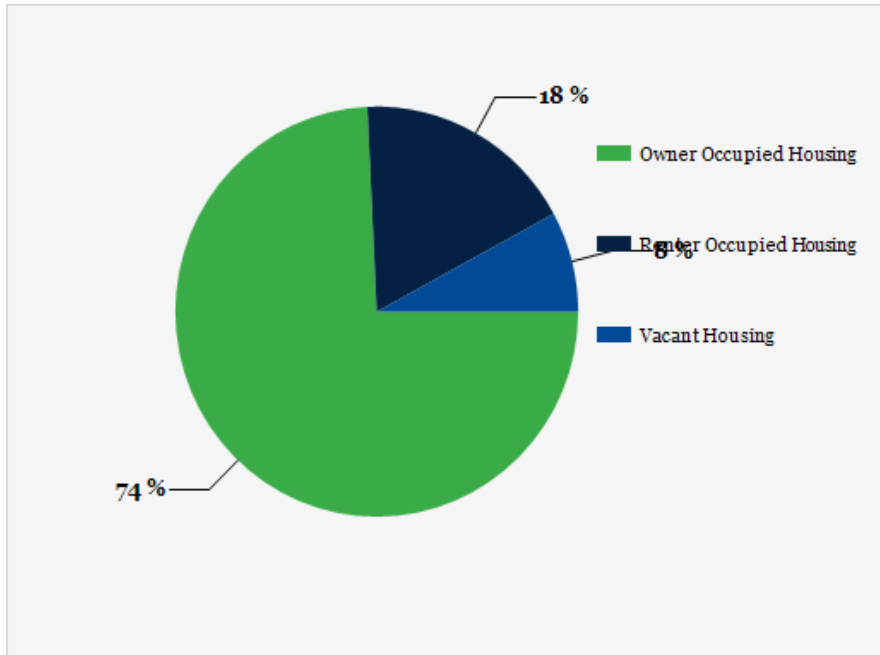
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	52	608	1,451
2023 Population Age 35-39	59	627	1,516
2023 Population Age 40-44	56	631	1,668
2023 Population Age 45-49	60	666	1,728
2023 Population Age 50-54	59	703	1,935
2023 Population Age 55-59	60	691	1,930
2023 Population Age 60-64	66	688	1,920
2023 Population Age 65-69	59	596	1,688
2023 Population Age 70-74	49	526	1,464
2023 Population Age 75-79	25	307	877
2023 Population Age 80-84	15	166	451
2023 Population Age 85+	11	114	305
2023 Population Age 18+	659	7,429	19,748
2023 Median Age	44	43	45

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,506	\$65,802	\$77,611
Average Household Income 25-34	\$97,721	\$94,861	\$110,732
Median Household Income 35-44	\$87,628	\$88,343	\$106,172
Average Household Income 35-44	\$121,160	\$125,798	\$146,156
Median Household Income 45-54	\$88,180	\$83,685	\$104,388
Average Household Income 45-54	\$126,022	\$121,393	\$146,015
Median Household Income 55-64	\$68,954	\$67,494	\$87,624
Average Household Income 55-64	\$103,156	\$103,451	\$131,436
Median Household Income 65-74	\$47,594	\$52,907	\$66,786
Average Household Income 65-74	\$72,536	\$80,594	\$104,293
Average Household Income 75+	\$57,992	\$59,416	\$71,710

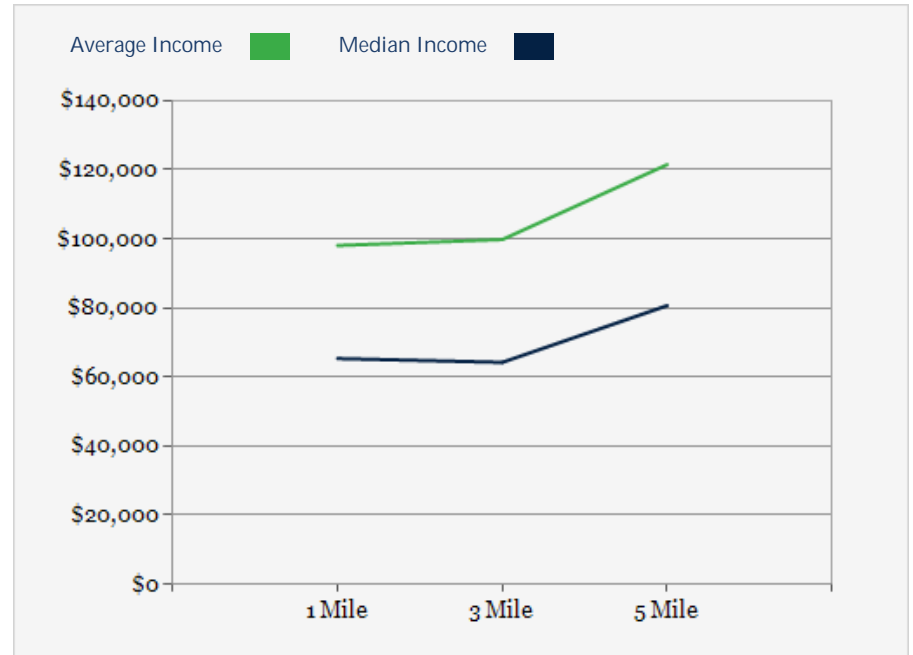
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	49	590	1,472
2028 Population Age 35-39	65	717	1,729
2028 Population Age 40-44	60	657	1,653
2028 Population Age 45-49	63	685	1,811
2028 Population Age 50-54	57	652	1,759
2028 Population Age 55-59	58	705	1,976
2028 Population Age 60-64	65	713	1,957
2028 Population Age 65-69	64	671	1,901
2028 Population Age 70-74	51	536	1,544
2028 Population Age 75-79	34	412	1,190
2028 Population Age 80-84	22	253	706
2028 Population Age 85+	15	155	425
2028 Population Age 18+	691	7,809	20,795
2028 Median Age	45	44	46

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,598	\$76,901	\$89,325
Average Household Income 25-34	\$115,904	\$112,835	\$130,398
Median Household Income 35-44	\$102,263	\$105,422	\$119,916
Average Household Income 35-44	\$142,868	\$147,837	\$166,629
Median Household Income 45-54	\$102,286	\$101,800	\$120,643
Average Household Income 45-54	\$147,398	\$144,143	\$168,400
Median Household Income 55-64	\$80,597	\$80,099	\$103,810
Average Household Income 55-64	\$124,887	\$124,361	\$153,469
Median Household Income 65-74	\$59,067	\$60,635	\$80,099
Average Household Income 65-74	\$92,111	\$99,434	\$126,702
Average Household Income 75+	\$72,040	\$72,208	\$89,283

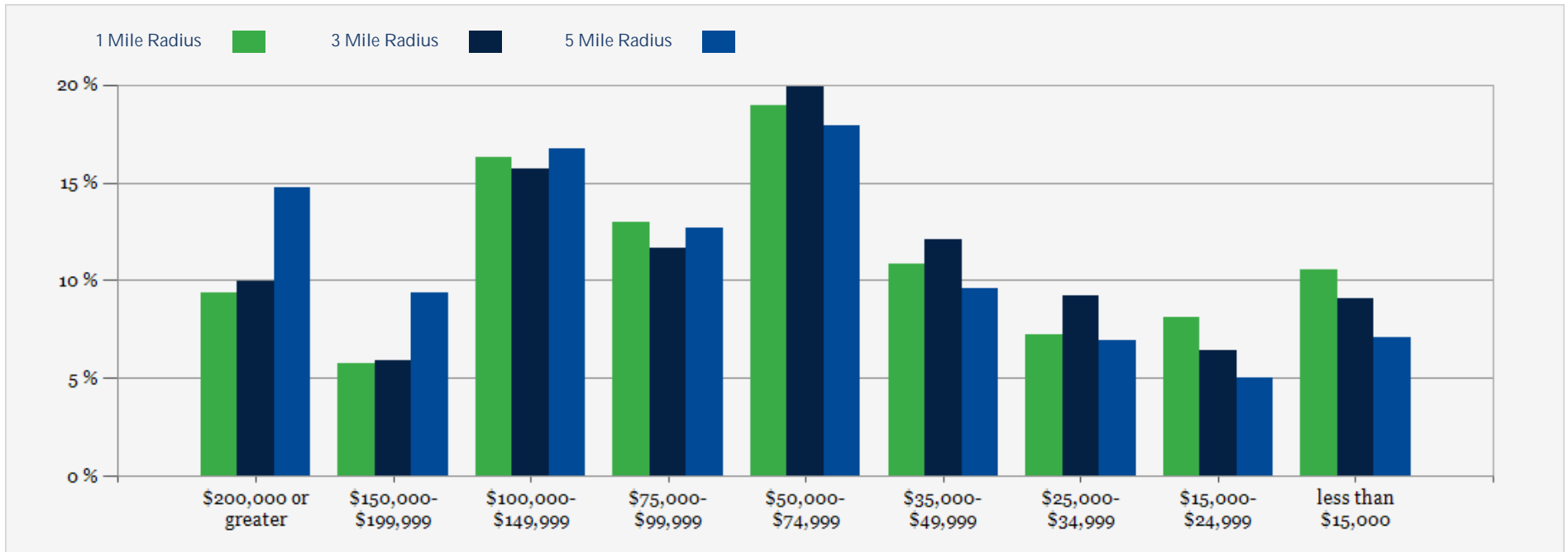
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Listed By



Spencer Crigler
One Alliance Companies
Director of Brokerage Services
(704) 765-4620
spencer@onealliancecompanies.com



Paula Quickel
One Alliance
VP of Brokerage
(704) 765-4620
paula@onealliancecompanies.com

