

HWY 321 COMMERCIAL SITE LAND | FOR SALE



PROPERTY FACTS

Property Type	Land Commercial
Location	710 Blowing Rock Blvd.
Parcel ID	09-87-1-22
County	Caldwell
Zoning	B-6
Total Acreage	+/- 2.5 AC
Gross Sale	\$1,500,00.00 M
Sale / Acre	\$600,000.00

OVERVIEW

Excellent commercial development site located on the busy Hwy. 321 corridor in the city limits of Lenoir. Highly visible location and currently zoned allowing for most retail, office, and casual restaurant uses. Great access to Downtown Lenoir and a 20 minute drive to Blowing Rock, NC.

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- +/- 2.5 Acre Commercial Site
- Close to retail, restaurants, and UNC Caldwell Memorial Hospital
- Situated in high growth retail corridor with multiple ingress and egress points
- Property located 0.25 miles from Walmart Supercenter
- All utilities available



TRAFFIC COUNT:

Blowing Rock Blvd & Commercial Ct. NE
(39,500 Est. AADT) 2021

Harper Ave NW & Morganton Blvd SW
(30,500 Est. AADT) 2021

CONTACT US

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710 Blowing Rock Blvd

Lenoir, NC 28645 - Caldwell County Submarket

Land of 2.60 AC

Summary **Demographics** Daytime Employment Consumer Spending Traffic

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	4,071	16,299	29,465
2018 Estimate	4,099	16,399	29,642
2010 Census	4,223	16,829	30,391
Growth 2018-2023	(0.68%)	(0.61%)	(0.60%)
Growth 2010-2018	(2.94%)	(2.56%)	(2.46%)
2018 Population Hispanic Origin	351	1,498	2,254
2018 Population by Race:			
White	3,145	13,388	25,323
Black	749	2,243	3,166
Am. Indian & Alaskan	10	166	232
Asian	47	163	246
Hawaiian & Pacific Island	18	45	51
Other	130	393	624
U.S. Armed Forces:	0	0	0
Households:			
2023 Projection	1,789	6,865	12,115
2018 Estimate	1,803	6,907	12,188
2010 Census	1,866	7,092	12,503
Growth 2018 - 2023	(0.78%)	(0.61%)	(0.60%)
Growth 2010 - 2018	(3.38%)	(2.61%)	(2.52%)
Owner Occupied	990	4,340	8,000
Renter Occupied	813	2,567	4,189
2018 Avg Household Income	\$44,465	\$44,122	\$43,879
2018 Med Household Income	\$29,143	\$33,505	\$33,255
2018 Households by Household Inc:			
<\$25,000	781	2,782	4,940
\$25,000 - \$50,000	494	1,928	3,387
\$50,000 - \$75,000	253	1,186	2,092
\$75,000 - \$100,000	174	567	983
\$100,000 - \$125,000	29	204	357
\$125,000 - \$150,000	2	85	156
\$150,000 - \$200,000	35	92	175
\$200,000+	36	63	97