

100 McDaniel Street

Enfield, NC 27823



Will Sherrod, CCIM

Broker | NAI Charleston

843.364.3796

wsherrod@naicharleston.com

NAICharleston

PROPERTY HIGHLIGHTS:

- Development opportunity at the corner of McDaniel Street and Whitaker Street (Hwy 301) in Enfield, NC
- Prime location at the only intersection with traffic lights on Hwy 301 and the property has excellent visibility
- $\pm 7,742$ SF building on ± 0.74 AC lot - available surrounding land to create a ± 1 AC parcel & owner will consider build-to-suit
- Adjacent to the Hardee's and surrounded by other retailers
- 5,800 VPD on McDaniel Street (2019)
- Zoning: CH (Highway Commercial), Halifax County
- TMS #: 0402351- Halifax County

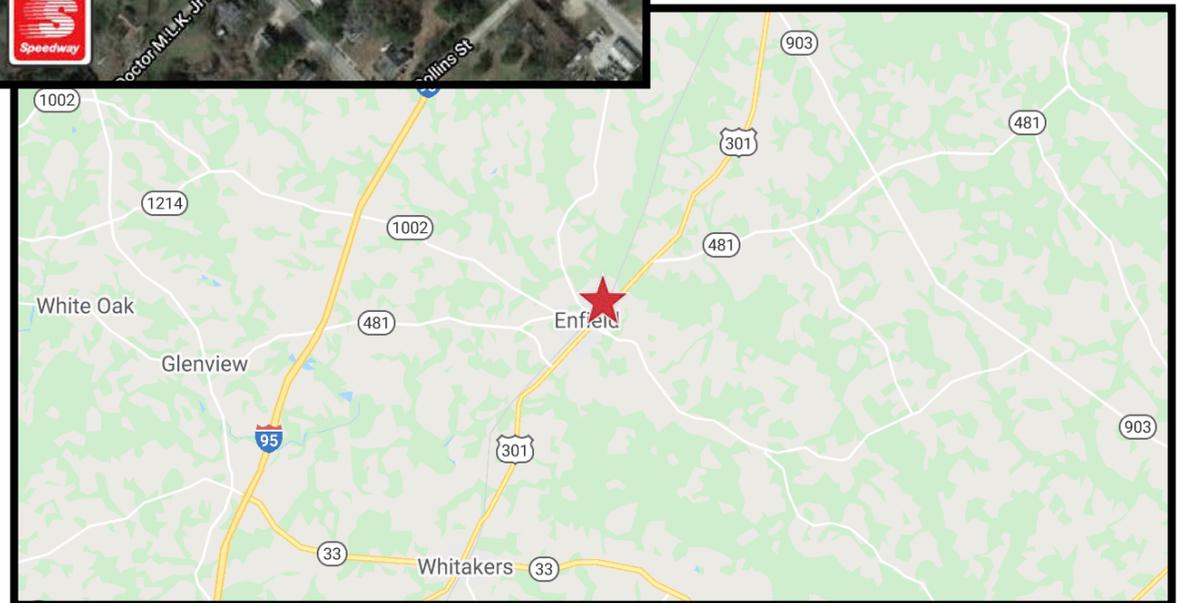
Sale Price: \$400,000

Lease Rate: \$6/SF, NNN

**Broker has ownership interest in the property



AREA MAPS



DEMOGRAPHICS

Rings: 5, 10, 15 mile radii

Latitude: 36.17976

Longitude: -77.66437

	5 miles	10 miles	15 miles
Census 2010 Summary			
Population	5,107	10,678	33,195
Households	1,931	4,167	12,377
Families	1,318	2,836	8,284
Average Household Size	2.62	2.53	2.51
Owner Occupied Housing Units	1,142	2,734	8,468
Renter Occupied Housing Units	789	1,433	3,909
Median Age	41.3	42.3	40.9
2020 Summary			
Population	4,955	10,336	32,501
Households	1,899	4,082	12,298
Families	1,276	2,734	8,114
Average Household Size	2.58	2.50	2.48
Owner Occupied Housing Units	1,093	2,610	8,261
Renter Occupied Housing Units	806	1,472	4,037
Median Age	42.8	44.2	42.7
Median Household Income	\$30,037	\$34,793	\$38,293
Average Household Income	\$39,924	\$45,793	\$54,641
2025 Summary			
Population	4,837	10,110	32,134
Households	1,860	4,003	12,176
Families	1,243	2,668	7,998
Average Household Size	2.57	2.50	2.48
Owner Occupied Housing Units	1,066	2,548	8,154
Renter Occupied Housing Units	794	1,454	4,021
Median Age	43.5	45.2	44.0
Median Household Income	\$31,296	\$36,963	\$40,905
Average Household Income	\$43,291	\$50,300	\$59,878
Trends: 2020-2025 Annual Rate			
Population	-0.48%	-0.44%	-0.23%
Households	-0.41%	-0.39%	-0.20%
Families	-0.52%	-0.49%	-0.29%
Owner Households	-0.50%	-0.48%	-0.26%
Median Household Income	0.82%	1.22%	1.33%

Contact Us

Will Sherrod, CCIM

Broker | NAI Charleston

843.364.3796

wsherrod@naicharleston.com

DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.