



## 2843 Dellwood Rd

Waynesville, North Carolina 28786

### Property Overview

Unlock the potential of this 0.56-acre commercial parcel perfectly positioned along the high-visibility Dellwood Road Corridor. With approximately 75 feet of prominent road frontage and traffic counts of approximately 24,000, this site offers unbeatable exposure in one of the area's most active commercial corridors. The property features flat topography, minimizing site work and making it an ideal candidate for straightforward development. In addition to direct access from Dellwood Road, a side easement provides a valuable second point of ingress/egress, enhancing both functionality and site flow for future users.

Whether you're envisioning an automotive-related business, contractor's laydown yard, retail flex use, or a small office-service concept, this versatile site offers the visibility, access, and location to support it. Surrounded by a mix of local businesses, national retailers, and service providers, the site benefits from strong market fundamentals and consistent demand drivers.

### Offering Summary

<b>Sale Price:</b>	\$125,000
<b>Zonine:</b>	C-3
<b>Lot Size:</b>	0.56 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	53	98	396
<b>Total Population</b>	113	210	845
<b>Average HH Income</b>	\$92,270	\$93,123	\$95,630

### For More Information



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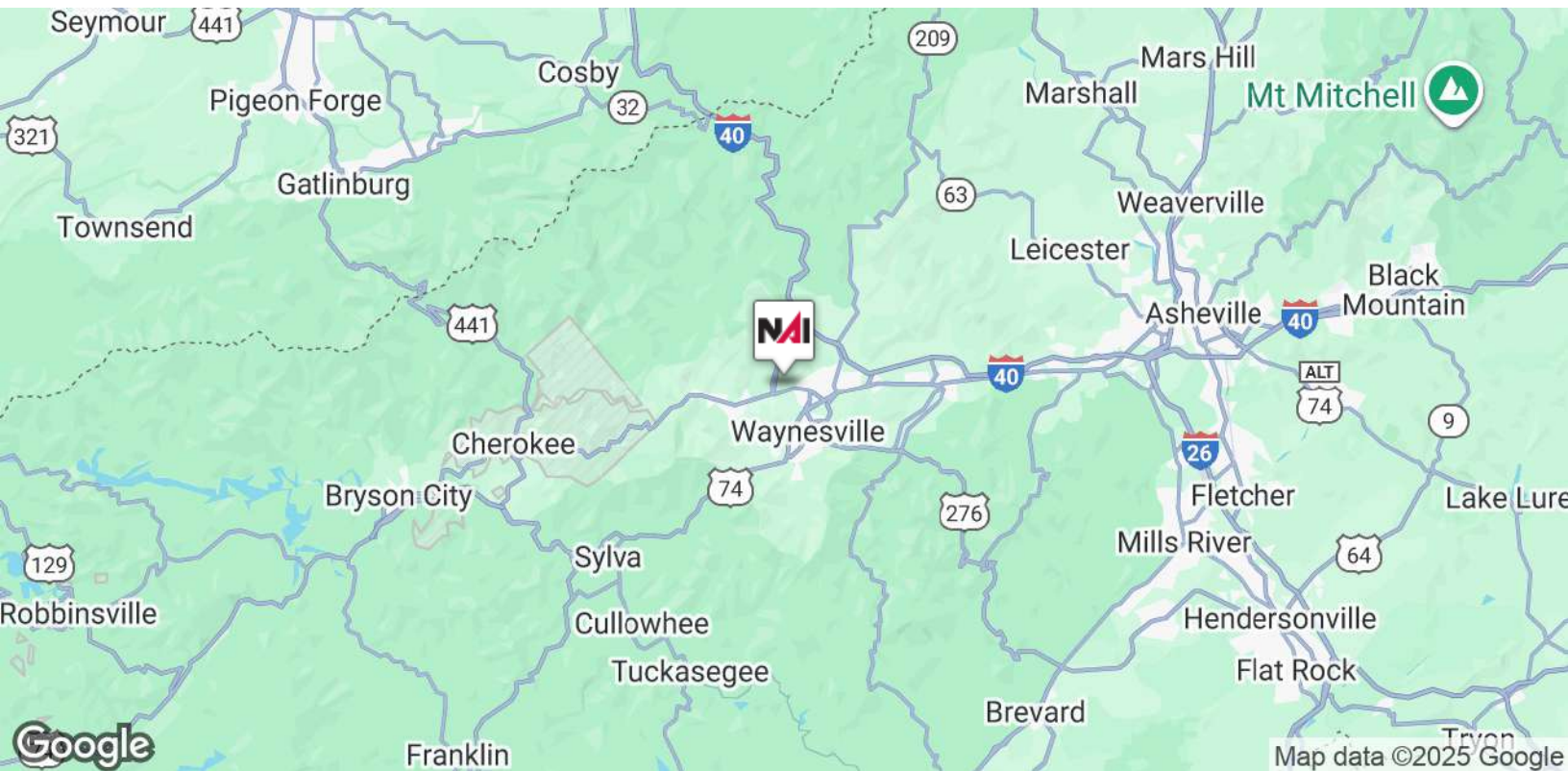
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**BROCHURE**

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