

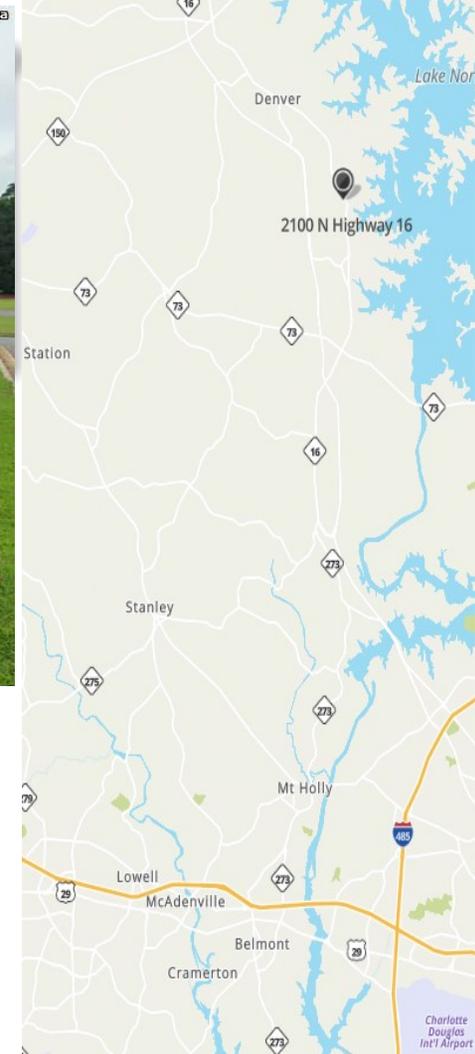
# WESTPORT MARKET

2100 N. NC 16 Business Highway, DENVER, NC

FOR SALE  
OR LEASE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

**+/- 1.37 ACRE PAD SITE AVAILABLE (DRIVE THRU OPPORTUNITY) - DENVER, NC**



## PROPERTY INFORMATION

- GLA: 42,450 SF Anchored by Food Lion
- Well established Neighborhood Center offers easy accessibility to commuter, business and neighborhood traffic in strong growth and high income area of Lake Norman
- Signalized access on NC 16 Business Highway and Fairfield Forest Road.

## DEMOGRAPHICS (2023)

	3 mile	5 mile	7 mile
 Population	18,299	40,106	77,877
 Avg. HH Income	\$179,235	\$182,552	\$181,499
 Daytime Pop.	14,390	32,937	68,929

## PROPERTY HIGHLIGHTS

- +/- 1.37 Acre Graded Pad Site
- 95% of Site Work Complete
- Utilities stubbed to site
- Cross Parking Included
- Zoned - BG

## BROKER CONTACT

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AERIAL

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