



Dewey Property Advisors

Subject Property



1.67 ACRES FOR SALE IN MARION, NC

1921 SUGAR HILL RD & 677 STROUD ST

SALE INFORMATION

MARKET MARION, NC



For Sale: \$1,200,000

1921 Sugar Hill Rd & 677 Stroud St, Marion, NC 28752

Positioned along a high-traffic corridor in Marion, this ±1.67-acre redevelopment opportunity offers strong visibility and flexible commercial potential. The site consists of two parcels with existing improvements, providing a functional footprint for repositioning or ground-up development. Located along Sugar Hill Road near national retailers such as Walmart, Starbucks, and Dunkin', the property benefits from established consumer traffic and underscores the strength and stability of the surrounding trade area.

2 parcels totaling 1.67 acres:

1921 Sugar Hill Rd (MHP) PIN: 1700-18-7597

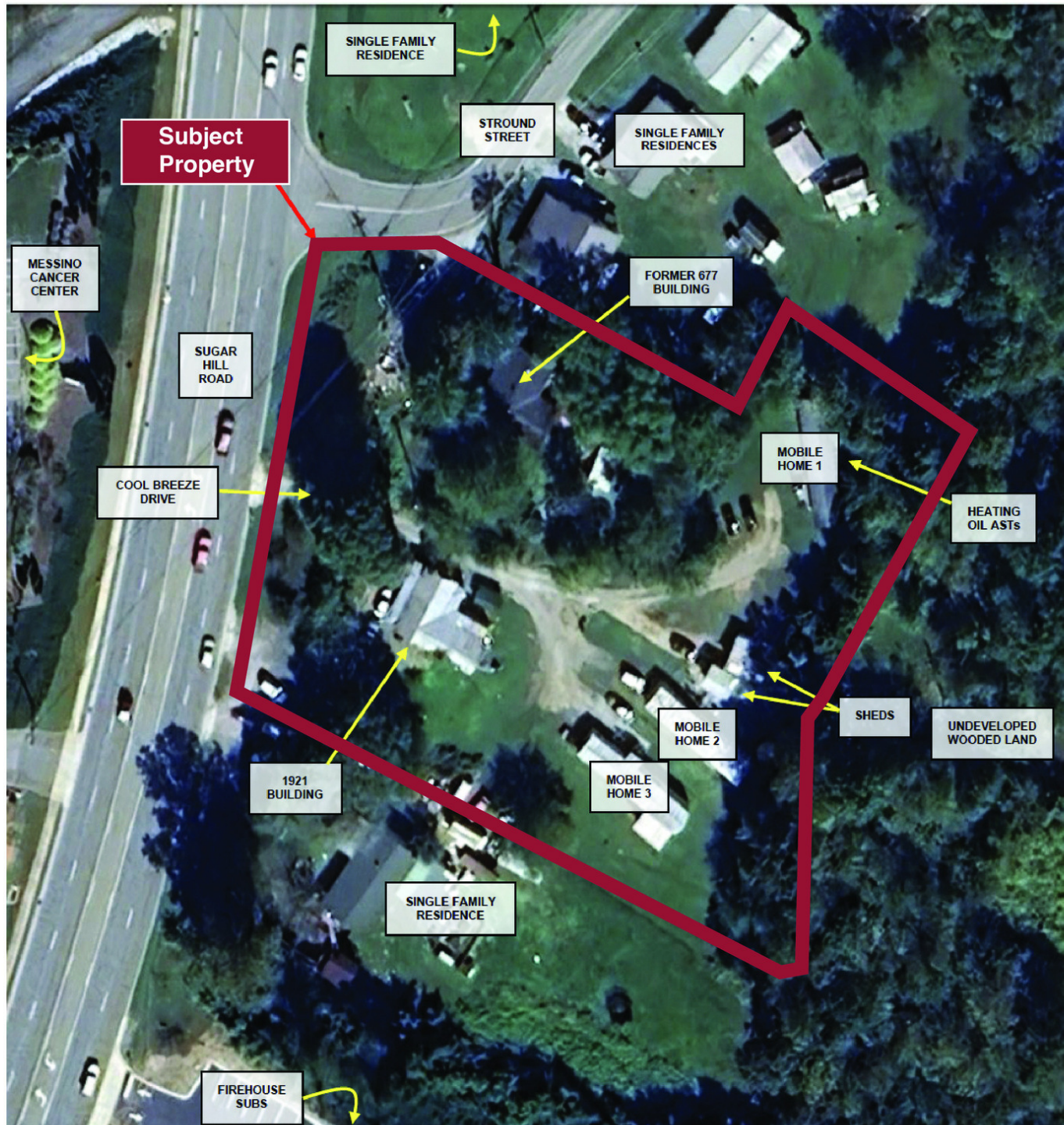
677 Stroud St (house) PIN: 1700-18-7774

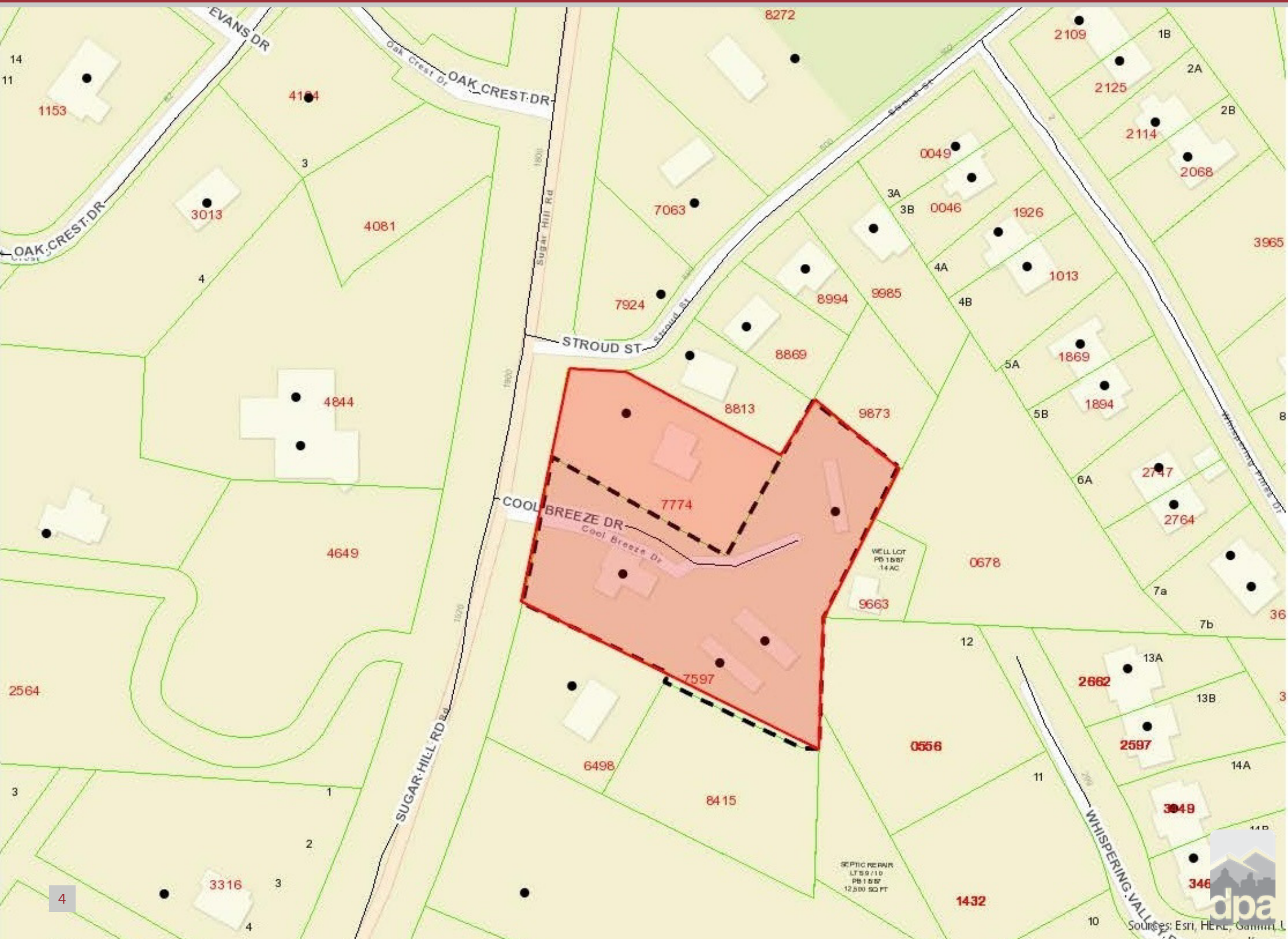
Zoned C-2 (General Business), the property supports a wide range of uses including retail, grocery, QSR, office, and medical, making it well-suited for investors or owner-users seeking a strategic location with accessibility and exposure.

HIGHLIGHTS

- Zoned C-2 (General Business) – flexible commercial use
- High-traffic location on Sugar Hill Road (15,000 VPD)
- Ideal for retail, grocery, QSR, office, or medical
- Redevelopment or repositioning opportunity

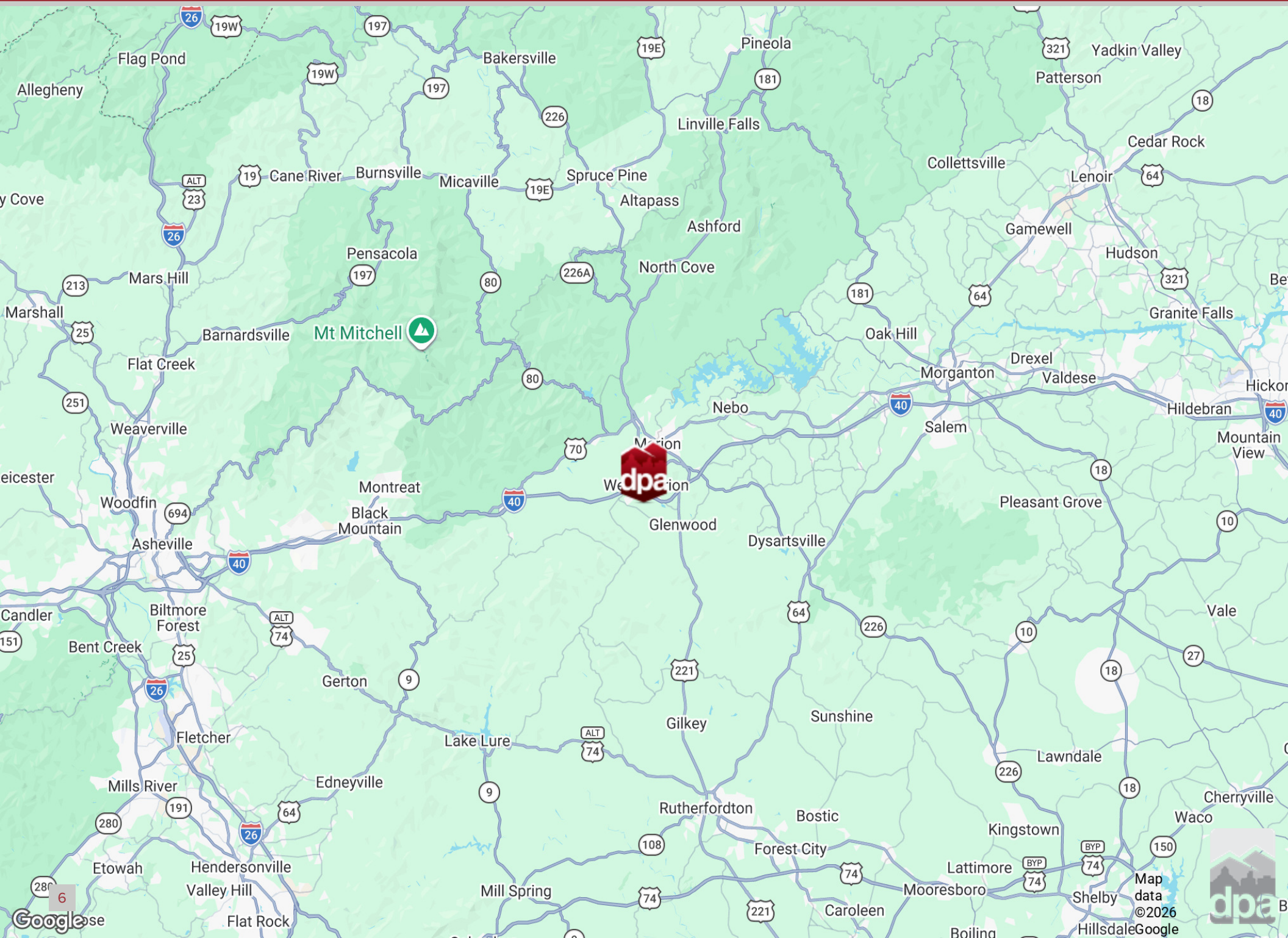








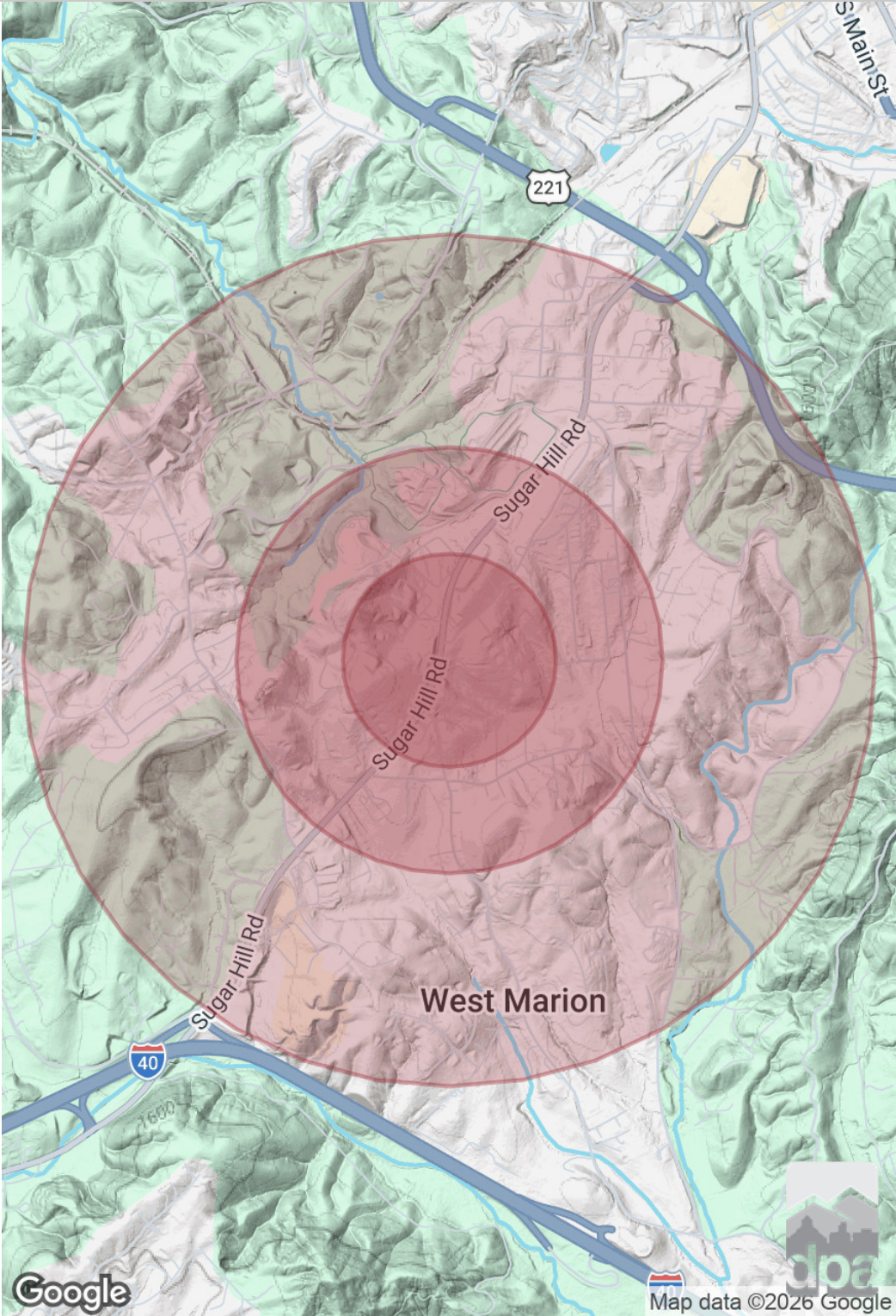
REGIONAL MAP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	183	767	2,260
Average Age	37.3	37.2	36.9
Average Age (Male)	35.9	35.5	34.3
Average Age (Female)	38.2	38.1	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	322	944
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$49,552	\$49,086	\$53,675
Average House Value	\$160,861	\$156,806	\$184,136

2023 American Community Survey (ACS)





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