

Premier Road Frontage & Location

511 W Main Street Locust, NC 28097

- **1.66 +/- Acres**
- **City Water/Sewer In Place**
- **Restaurant/Retail Opportunity**



Property Spotlight



- 1.66 +/- Acres
- Directly across from Locust Town Center
- 22,000+ traffic count On Hwy 24/27
- Two curb cuts and over 500' road frontage
- Current zoning is Highway Commercial
- Property has city water & sewer
- Locust property tax rate is .36, and Stanly County is .61
- Offered at \$699,900
- Locust serves as the crossroads to Charlotte, Albemarle, Concord, and Monroe.
- Close proximity to I-485, Hwy 24/27, Hwy 601 and Hwy 200.
- NCDOT estimates that daily traffic on Hwy 24/27 by the year 2040 will be approximately 40,000 vehicles.
- Recent retail additions include Starbucks, Jersey Mikes, Hwy 55 Burgers, Panera & More!



Highway Overview

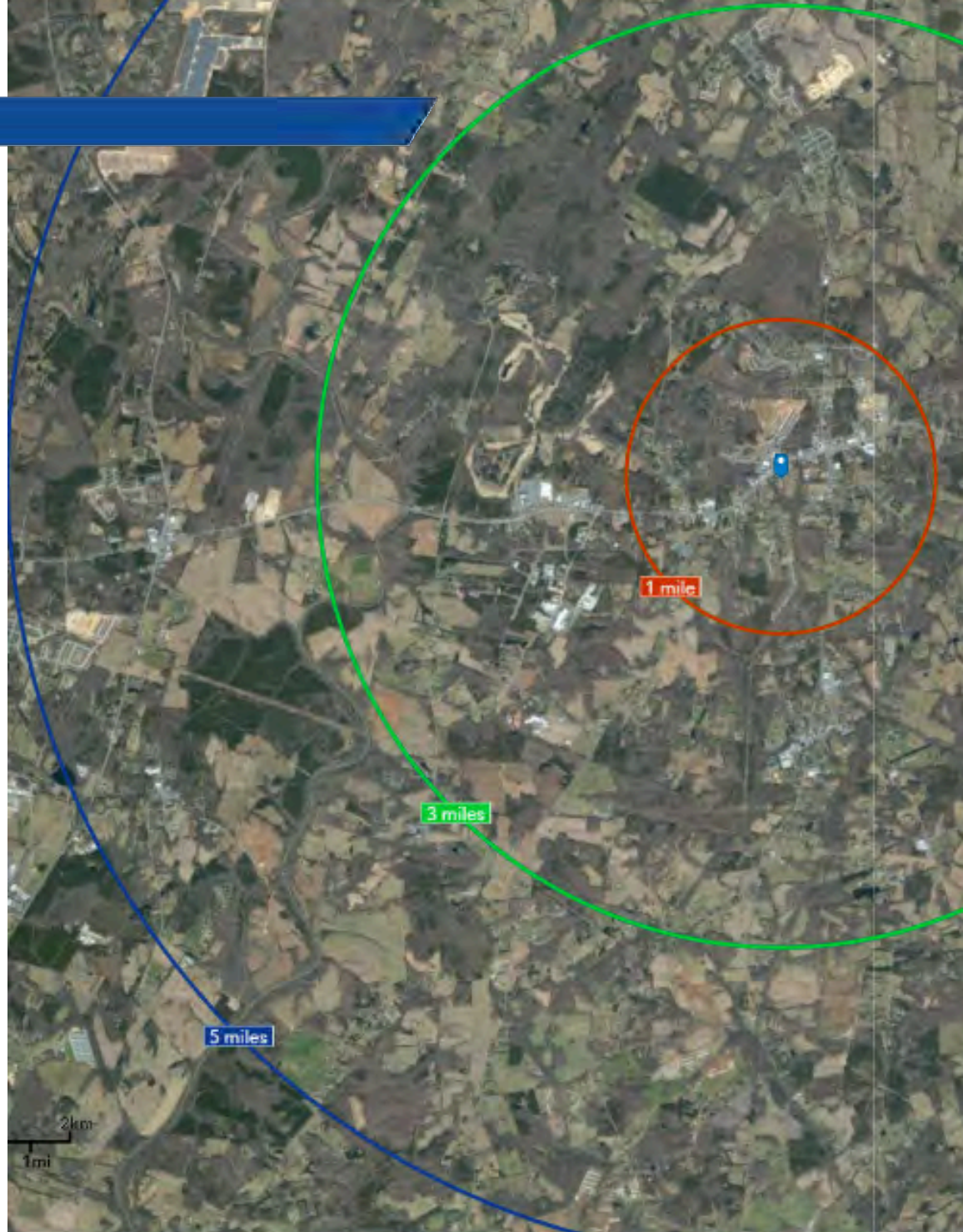


Demographic Overview

511 W Main St, Locust, NC 28097

2022 Summary	1 Mile	3 Miles	5 Miles
Population	2,502	5,850	8,570
Households	1,120	2,108	3,298
Families	839	1,543	2,394
Average Household Size	2.23	2.77	2.60
Median Age	44.2	44	43.5
Median Household Income	\$67,148	\$75,379	70,736

2027 Summary	1 Mile	3 Miles	5 Miles
Population	2,589	6,268	9,193
Households	1,167	2,267	3,550
Families	872	1,654	2,567
Average Household Size	2.21	2.76	2.59
Median Age	45.2	45.2	44.9
Median Household Income	\$78,286	\$87,775	\$84,682



Employment Overview

In proximity to 511 W Main St

2022 Summary	1 Mile	3 Miles	5 Miles
Total Businesses	153	186	201
Total Employees	1,139	1,311	1,224

The Locust Town Center is home to Locust government offices, including the city hall and police department. Near by there is the Stanly County Community College Allied Health Signature Campus and Red Bridge Golf Club.

Area employers include:

- Flextrol
- Atrium
- Chicago Tube & Iron
- Charlotte Pipe & Foundry
- Power Steam Industries
- Carnes-Miller Gear
- Plus a growing list of professional and service businesses.



Atrium Health



CHARLOTTE
PIPE AND FOUNDRY COMPANY®



Property Boundary



A Taste Of Locust





About Locust

Locust is one of the fastest growing cities in Stanly County, not to mention the state of North Carolina. At the crossroad to Charlotte, Albemarle, Concord and Monroe, Locust is uniquely positioned for growth and expansion, both residentially and commercially.

Locust is the perfect blend of "small town" friendly, yet with amazing growth potential. More importantly, the city of Locust is working to maintain that "small town" feel as they embrace growth.

*Come see why they call this...
"a city with a soul"*





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