

STOPLIGHT CORNER

COMMERCIAL PKWY & HWY 210, BENSON NC 27504

AVAILABLE

TSCG

PROPERTY OVERVIEW

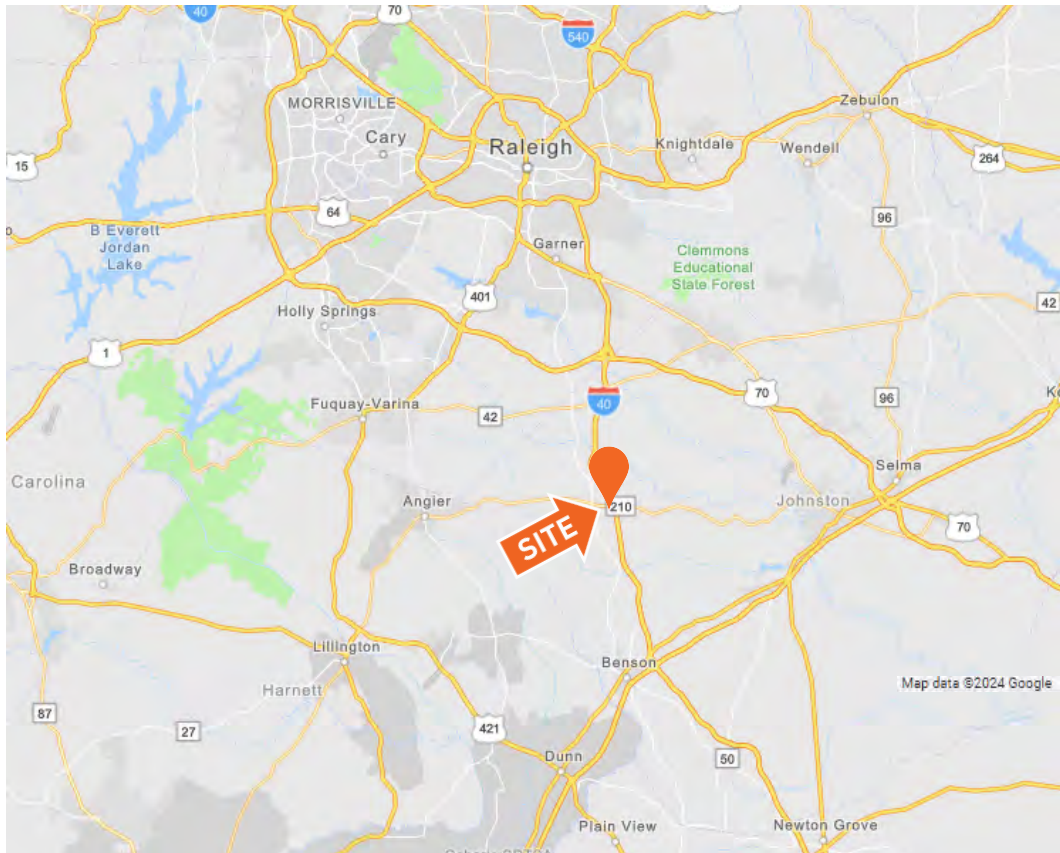
0.93 - 2.19 AC at stoplight corner at the signalized intersection of I-40 and NC Highway 210 in Benson, NC. The property is adjacent to a future Starbucks, offering high visibility and access in a rapidly developing commercial corridor.

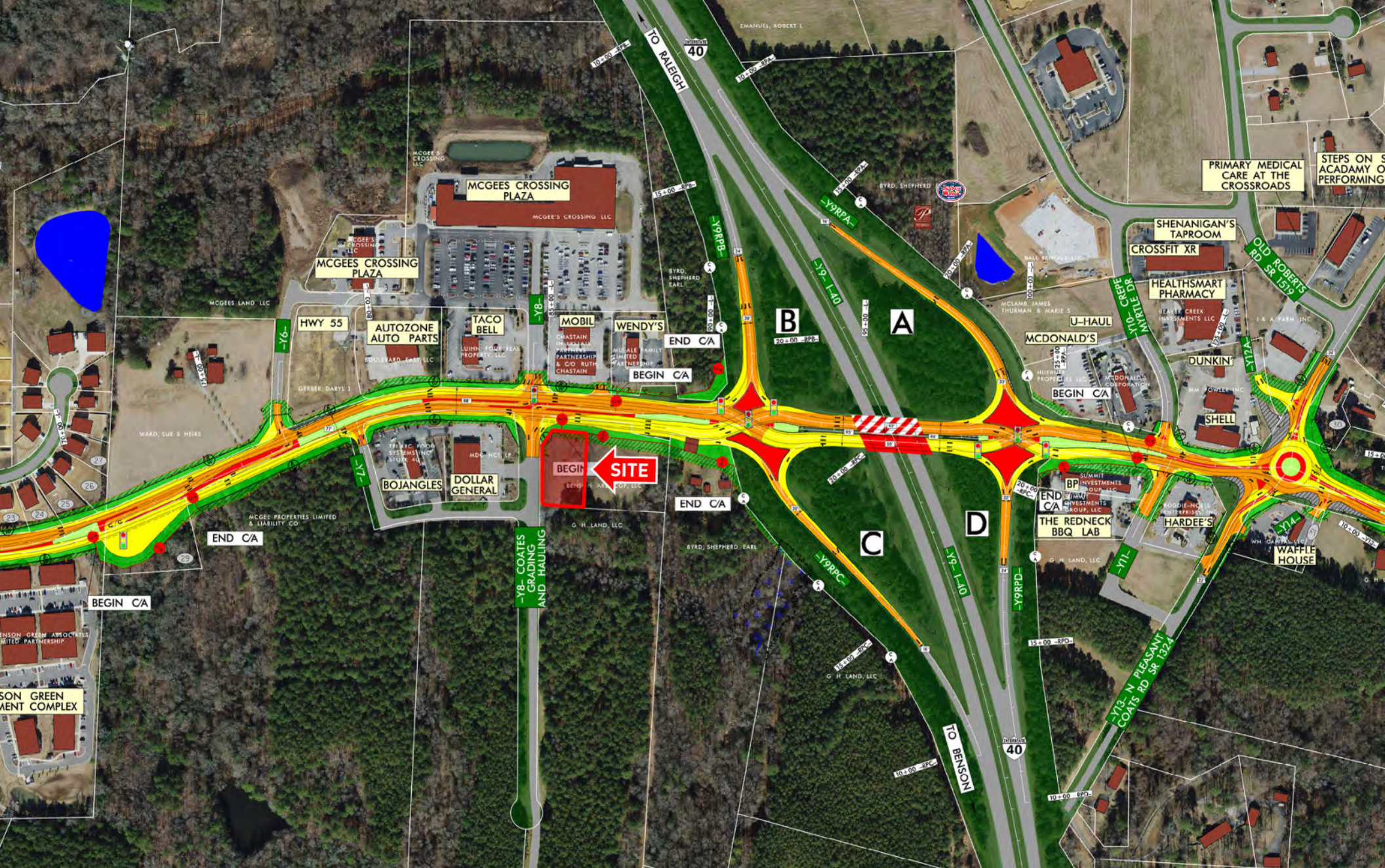
PROPERTY HIGHLIGHTS

- Positioned at the first lighted intersection off I-40, this site benefits from excellent visibility and accessibility
- Located on NC Highway 210, a major thoroughfare, the site experiences significant daily traffic of 19,500 AADT
- Nearby retailers including Food Lion, McDonald's, Taco Bell, AutoZone, FedEx, Wendy's, Domino's, Great Clips, Bojangles', and Sheetz

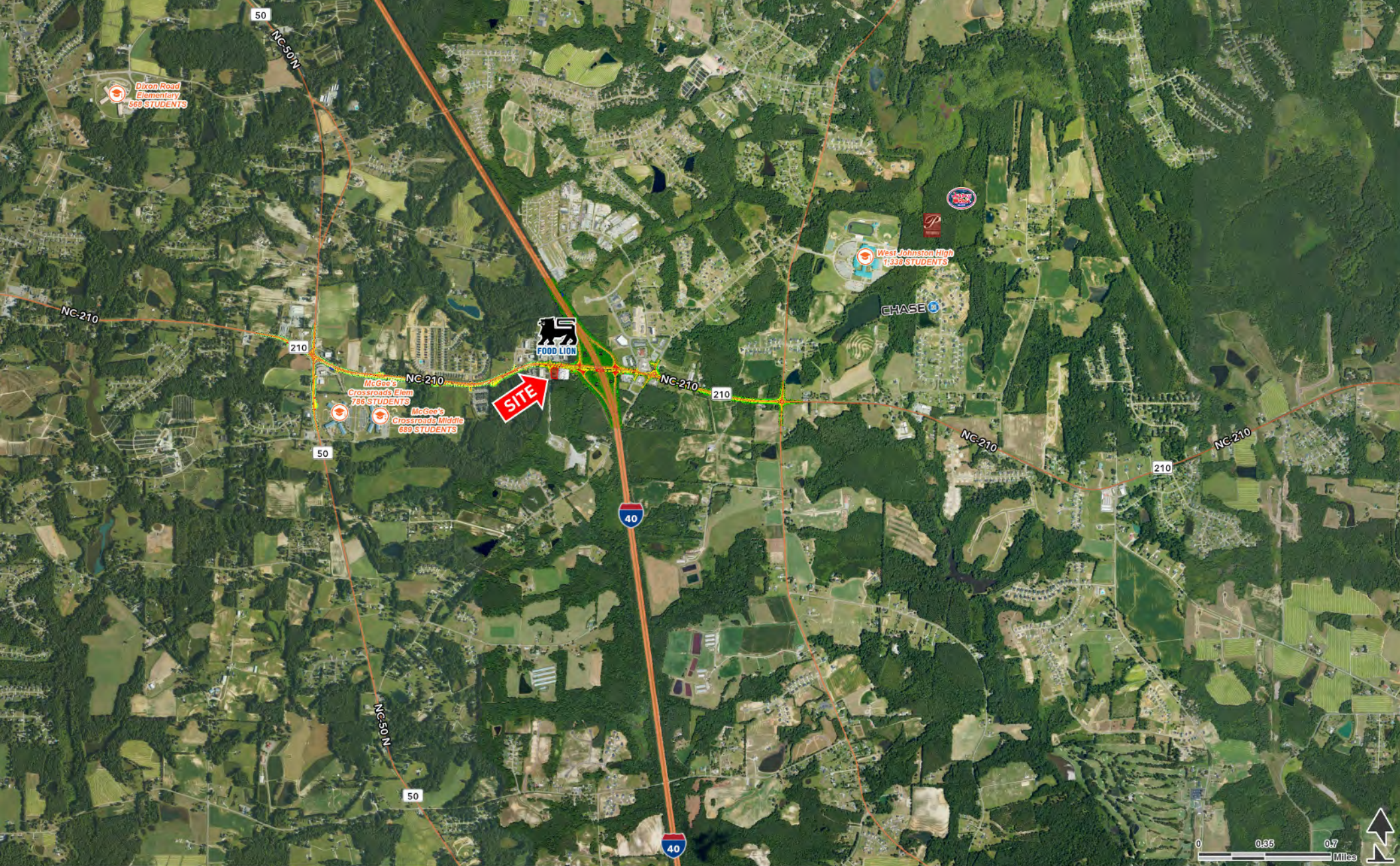
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2025 Population Density	2,272	12,831	40,550
 2025 Daytime Population Density	1,353	2,758	7,505
 2025 Average HH Income	\$90,263	\$108,884	\$118,655

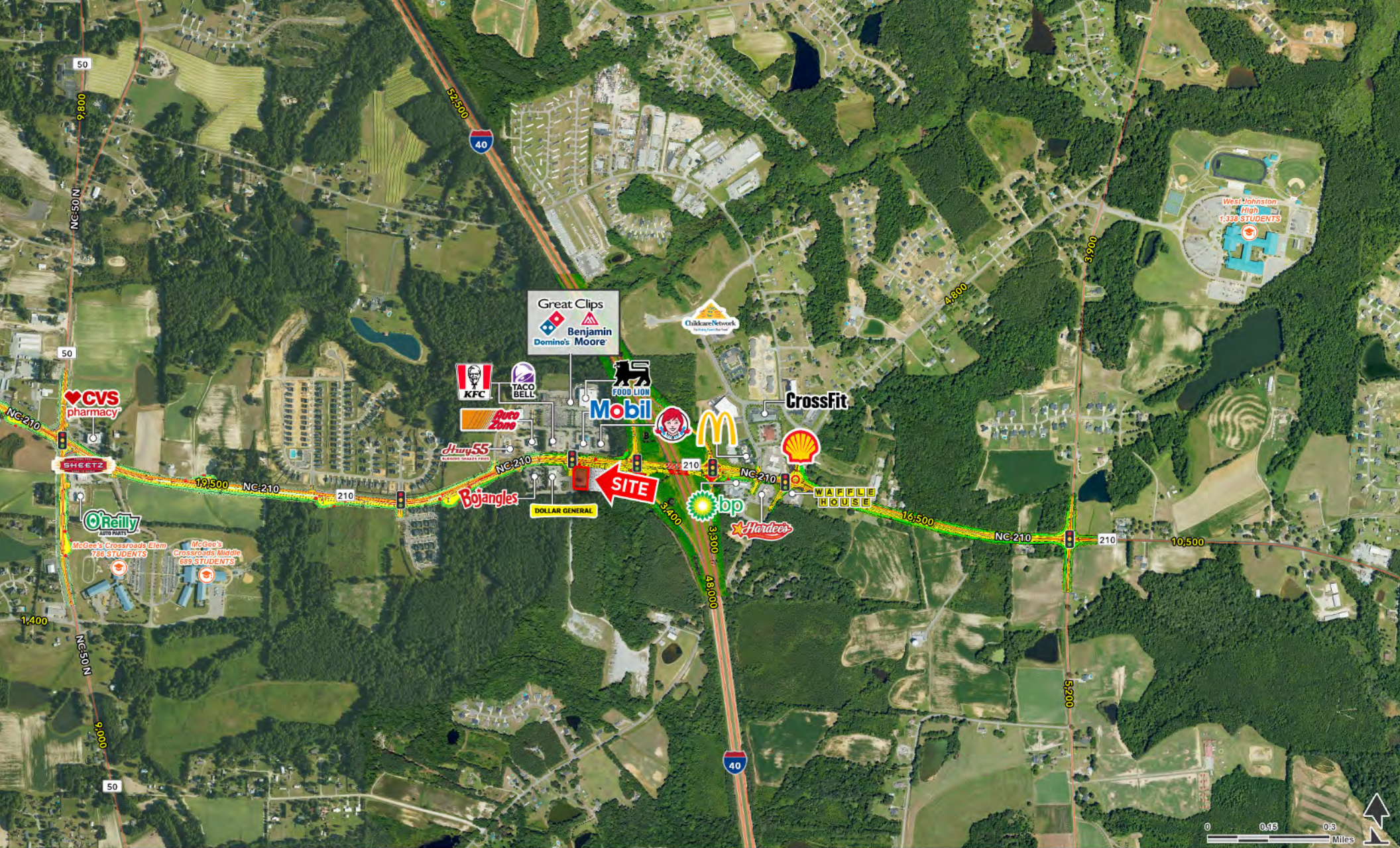




DOT PLANS



AREA OVERVIEW



AREA OVERVIEW



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