



# STOPLIGHT CORNER

COMMERCIAL PKWY & HWY 210, BENSON NC 27504

**AVAILABLE**

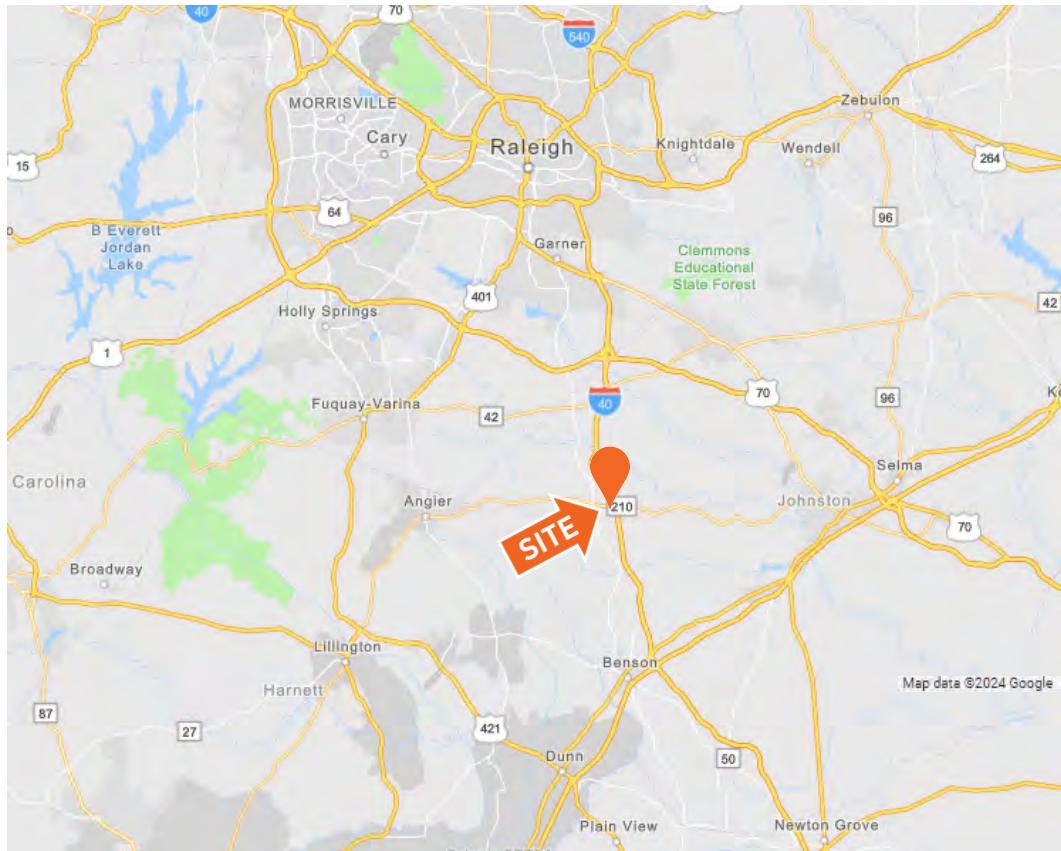
**TSCG**

# 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

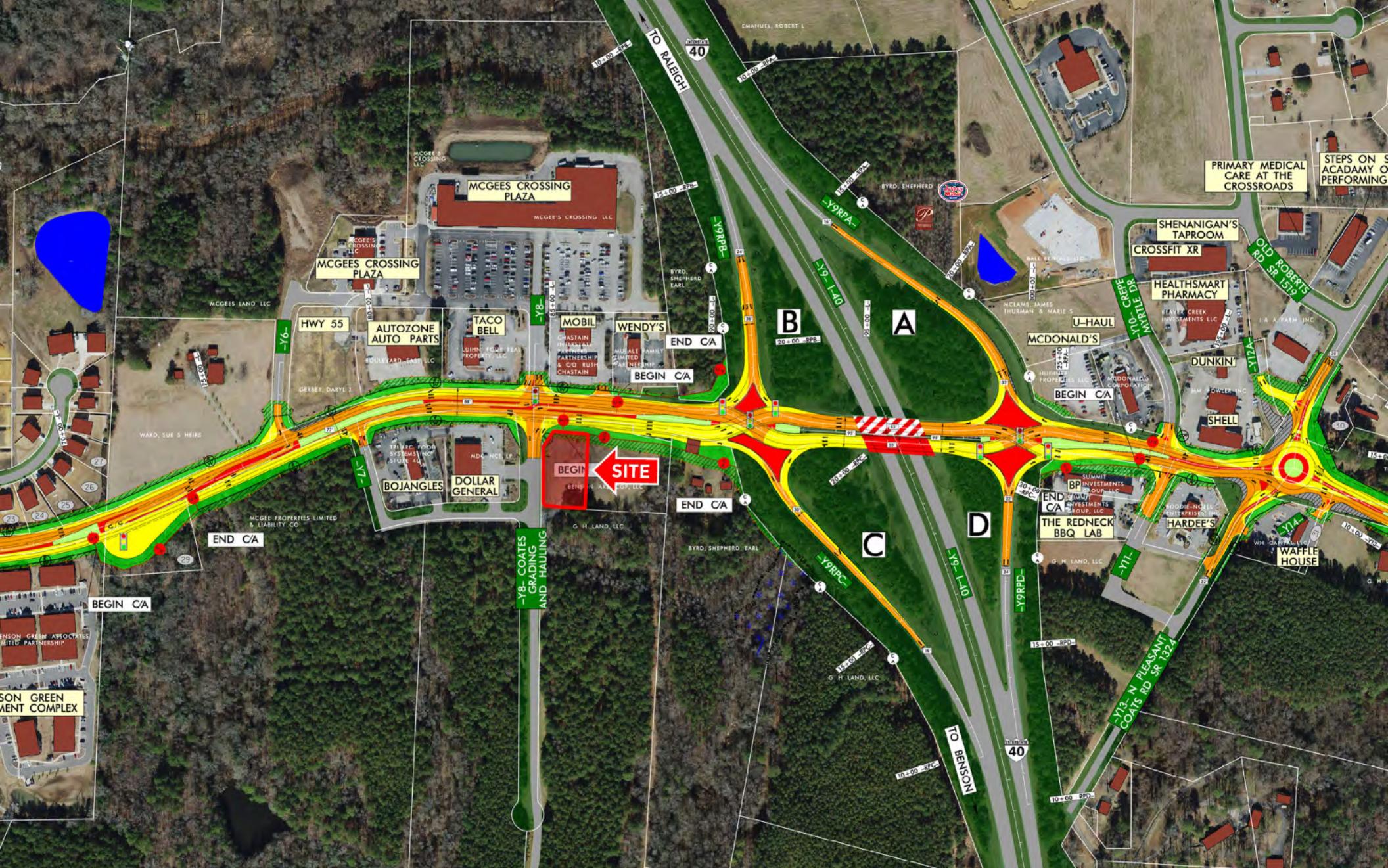
- Positioned at the first lighted intersection off I-40, this site benefits from excellent visibility and accessibility
- Located on NC Highway 210, a major thoroughfare, the site experiences significant daily traffic of 19,500 AADT
- Nearby retailers including Food Lion, McDonald's, Taco Bell, AutoZone,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



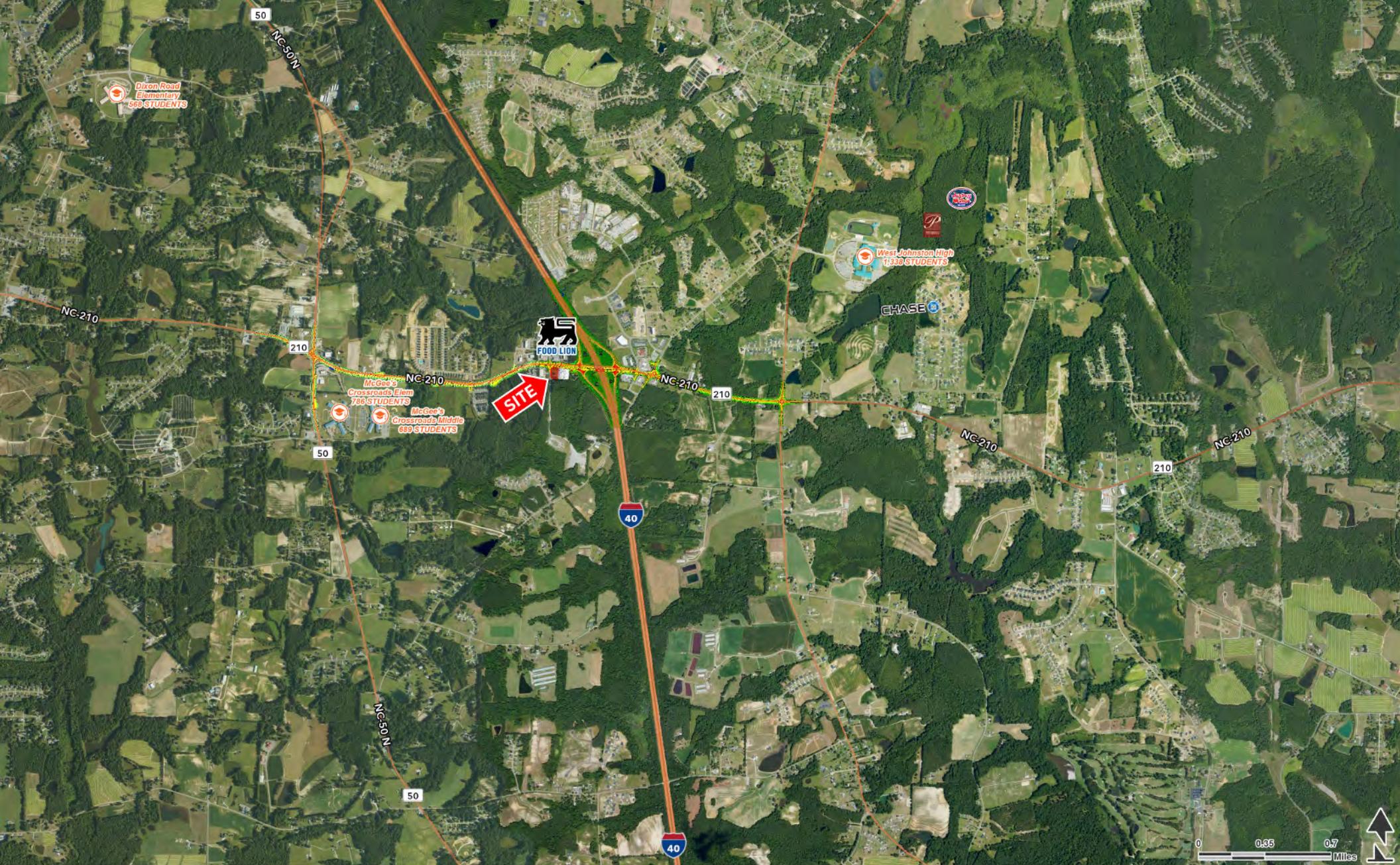
## DEMOGRAPHICS

	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

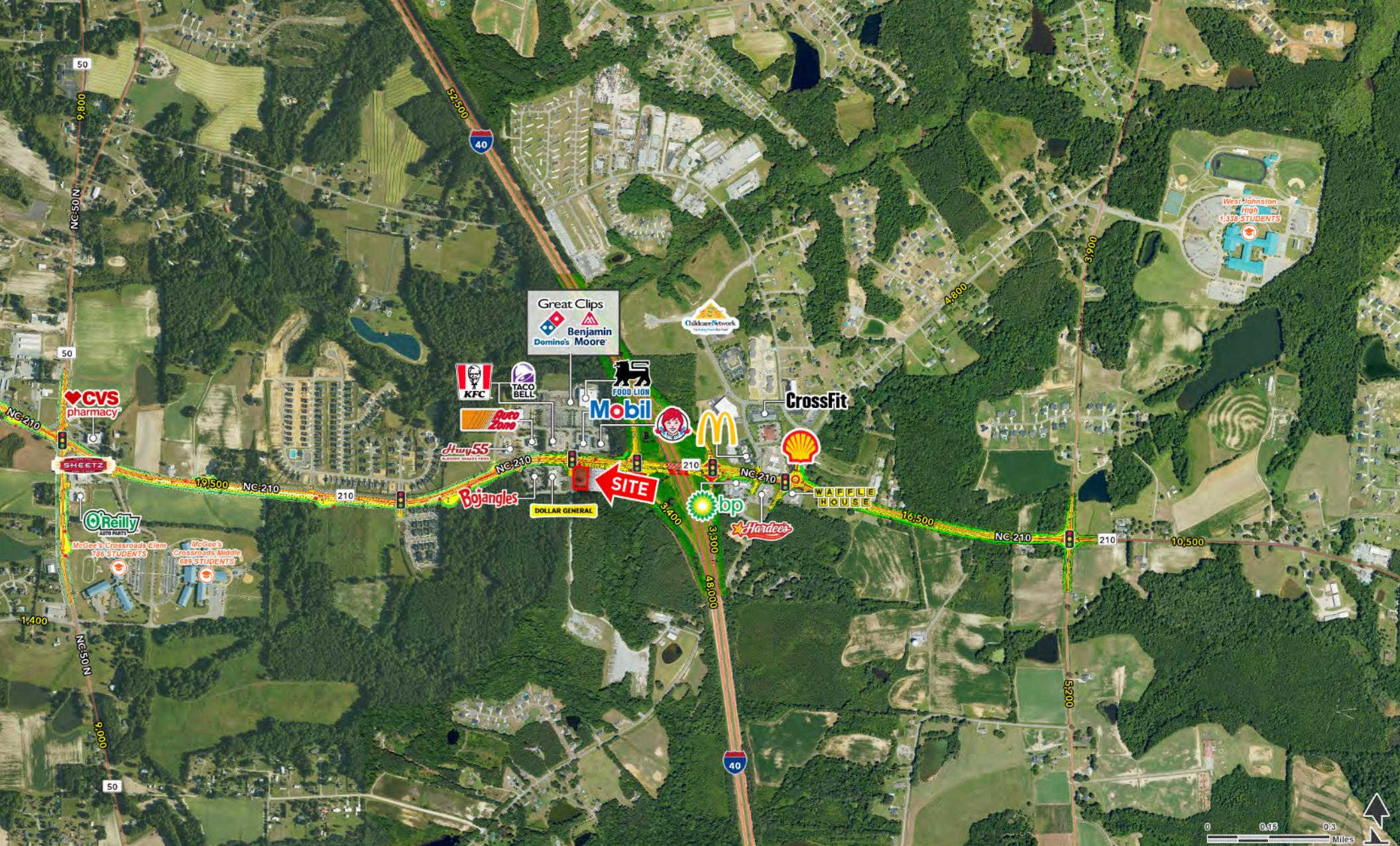




# DOT PLANS



# AREA OVERVIEW



# AREA OVERVIEW



**TSCG®**

## EXCLUSIVE AGENT(S):

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### **TYLER QUINN**

[tyler.quinn@tscg.com](mailto:tyler.quinn@tscg.com)

**919.380.8041**

### **TAYLOR DROUILLARD**

[taylor.drouillard@tscg.com](mailto:taylor.drouillard@tscg.com)

**919.380.8041**

### **JEFF NIMMER, CCIM**

[jeff.nimmer@tscg.com](mailto:jeff.nimmer@tscg.com)

**919.380.8041**

4601 SIX FORKS RD

SUITE 405

RALEIGH, NC 27609

**919.380.8041**

TSCG.COM