

DEVELOPMENT OPPORTUNITY

RETAIL OUTPARCELS | ±1 ACRE



CC Camp Road | Elkin, NC 28621

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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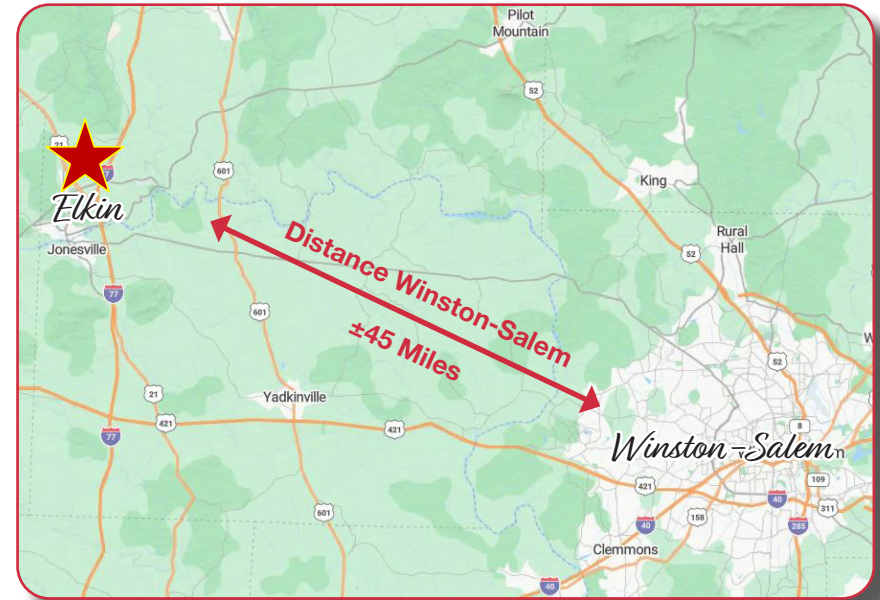
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PROPERTY SUMMARY

Property Highlights

- Retail parcels available for Ground Lease, Build-to-Suit, or Sale
- Prime development opportunity for a QSR, bank, automotive user, convenience store and more
- Located in Elkin's fastest growing retail corridor
- Shared signalized access with Chick-Fil-A and Starbucks
- Surrounding retailers include: Walmart Supercenter, Lowe's, Chick-Fil-A, Starbucks, Zaxby's, Taco Bell, Elks Edge Express Wash, Mcdonald's and many more
- ± 17,000 VPD on CC Camp Rd
- **Price: Contact Broker for Details**



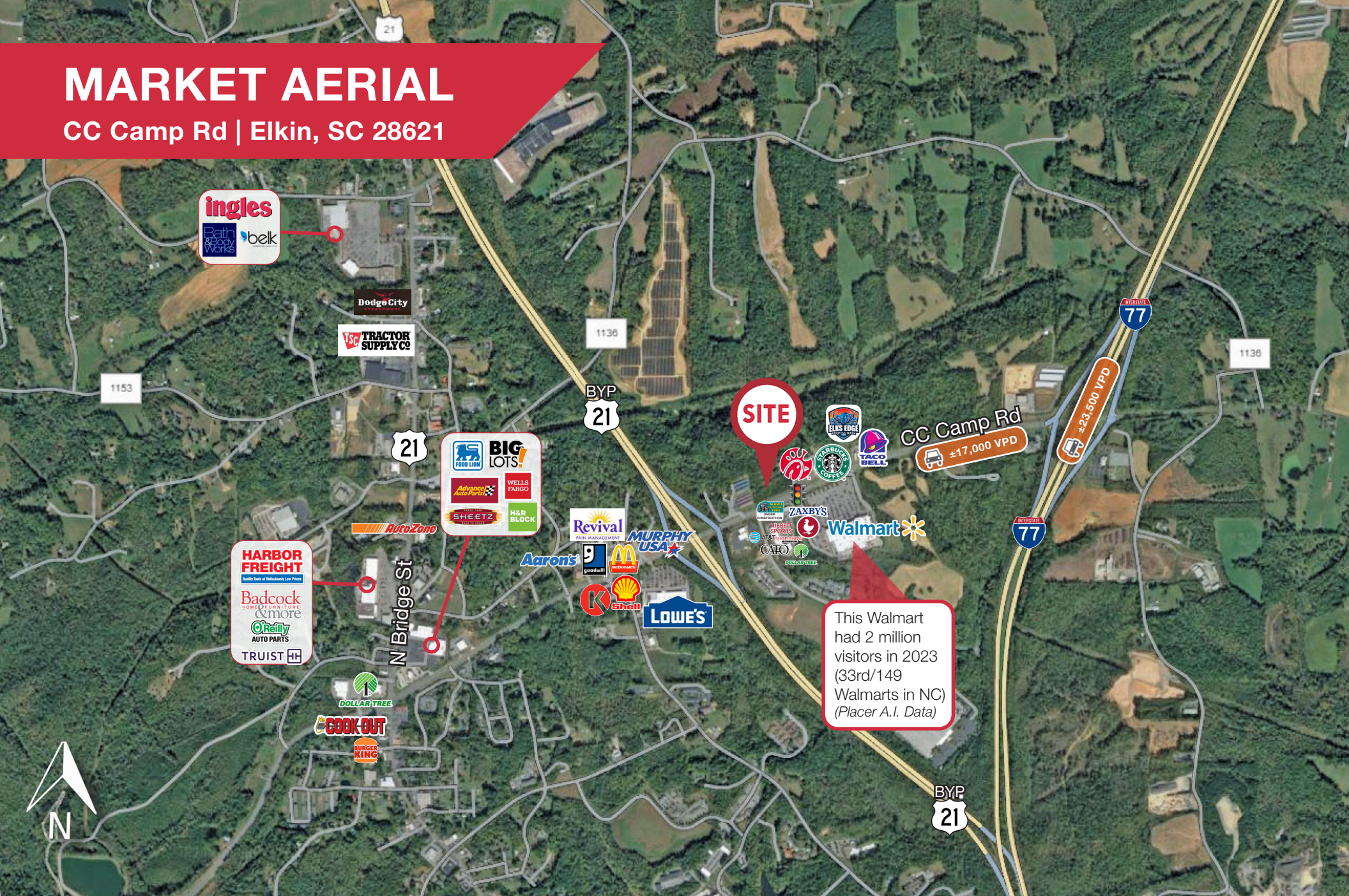
2023 Demographics

	3 MILE	5 MILE	7 MILE
POPULATION	7,160	14,523	20,817
AVERAGE HH INCOME	\$77,496	\$78,296	\$78,155
TOTAL EMPLOYEES	6,888	7,838	8,906
# OF HOUSEHOLDS	3,147	6,172	8,852

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MARKET AERIAL

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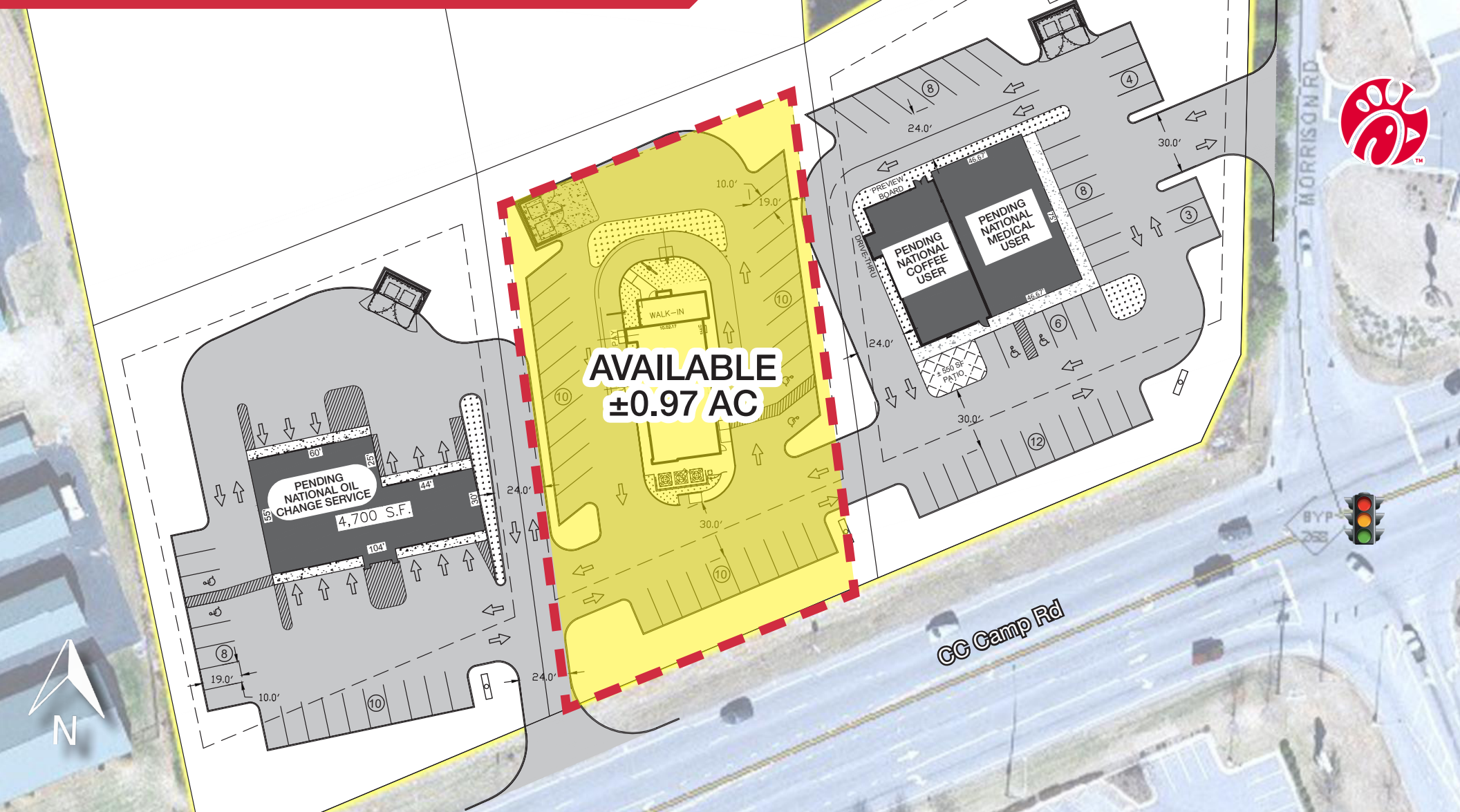


This Walmart had 2 million visitors in 2023 (33rd/149 Walmarts in NC) (Placer A.I. Data)

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CONCEPTUAL SITE PLAN

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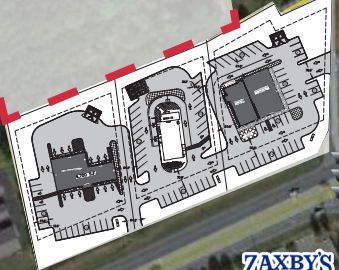
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SITE AERIAL

CC Camp Rd | Elkin, SC 28621



AVAILABLE
±7 ACRES



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MARKET OVERVIEW

Town of Elkin Yadkin Valley, NC



LOCATION

- Elkin is mostly located in Surry County, with some parts (including Carter Falls) in Wilkes County.
- Many people know the area as the Yadkin Valley of North Carolina, a prominent wine-producing region and officially sanctioned American Viticultural Area.
- The town is an easy day trip away from many places in North Carolina, including Winston-Salem (50 minutes), Boone (1 hour 10 minutes), Charlotte (1 hour 15 minutes), Greensboro (1 hour 15 minutes), and Durham (2 hours). Raleigh to the east and Asheville to the west are both about 2-1/2 hours away.



COMMUNITY

- **Explore Elkin** is a citizen committee formed to organize events that will draw more people to Elkin. It has been the spark behind many of the current revitalization efforts. Food Truck Fridays, Live at Five, and events for the membership are a few of the events they organized in 2017.



ECONOMIC DEVELOPMENT

- The Town of Elkin, with support from the community and partners, launched an economic development strategic planning process in 2018 to identify and prioritize revitalization projects.
- The projects focus on the Town making key public investments that will be leveraged by Explore Elkin, Yadkin Valley Chamber of Commerce, Surry County Economic Development Partnership, and others.
- The #1 priority is the Development and Implementation of a Community-Wide Master Plan to include Infrastructure, Gateways, Streetscape, and a Riverwalk on the Yadkin.

Investments in Infrastructure

Master Planning
Gateways
Riverwalk
Water, sewer, telecommunications
Transportation

Attracting People

Housing
Amenities
Events & Destinations
Tourism infrastructure
Beautification
Accommodations
Marketing

Attracting Business

Redeveloped spaces
Incubator
Entrepreneur network
Retail
Restaurants
Commercial/Industrial
Marketing

MARKET OVERVIEW

Summary of Economic Development Projects



Town of Elkin

- Community-Wide Master Plan
- Recruit Restaurants and Retail Shops
- Redevelop the former YMCA Building
- Develop Market-Rate Housing
- Develop a Retail Incubator
- Develop Alternative Transportation
- Effective Code Enforcement

Explore Elkin

- Organize and Sponsor Events
- Develop a Multi-Day Music Festival
- Develop a Riverwalk area along the Yadkin
- Develop a Boutique Hotel
- Develop and Market Sample Visitor /Travel Itineraries
- Develop the Explore Elkin Membership

Yadkin Valley Chamber

- Market and Promote the Area
- Continue Festivals
- Fully Realize the Potential of the Heritage Center
- Develop Networking Opportunities for Entrepreneurs and Young Professionals
- With the TDA, Sponsor a Convention and Visitor's Bureau

Surry County EDP

- Develop a Small Business Incubator
- Develop Large Industrial and Commercial Space
- Develop a Speculative Industrial Building

Source: *Elkin Economic Development Strategic Plan 2018*