

FOR SALE

Retail Opportunity - 10483 US Hwy 74 W, Peachland

10483 US HWY 74 W, PEACHLAND, NC 28133



Walt Perry Realty Inc.
- Est. 1985 -



PROPERTY DESCRIPTION

The opportunities are endless for this freestanding, single-tenant retail building in Peachland. Easily visible and accessible from Hwy 74 West, it's available immediately.

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	2.4 Acres
Building Size:	3,040 SF

DEMOGRAPHICS 5 MILES 10 MILES 15 MILES

Total Households	2,033	8,777	24,418
Total Population	6,028	22,741	60,563
Average HH Income	\$60,225	\$57,650	\$58,984

FOR MORE INFORMATION, PLEASE CONTACT:

Jesse Perry

Broker in Charge

704.283.8181

jperry@waltperreality.com

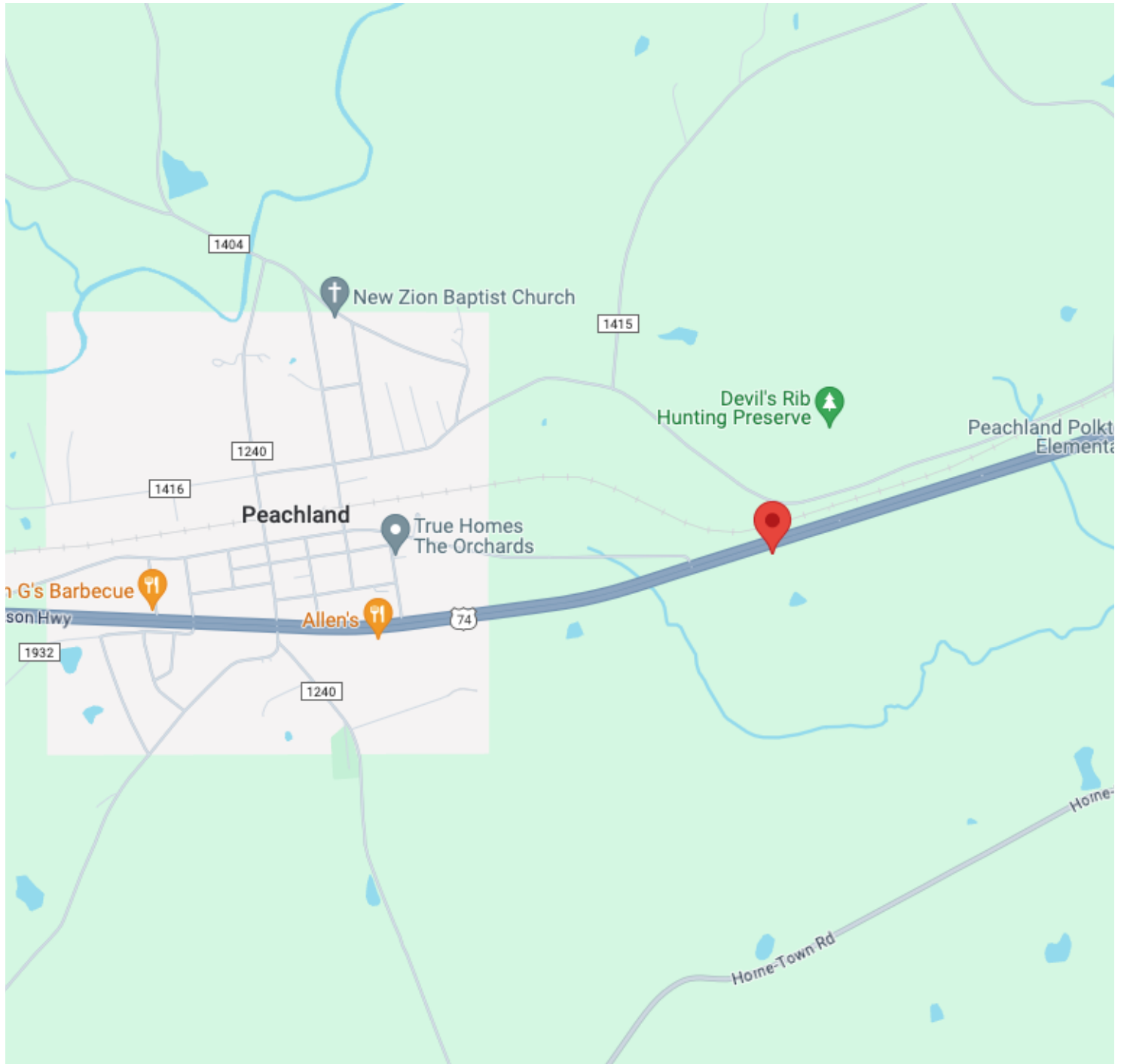
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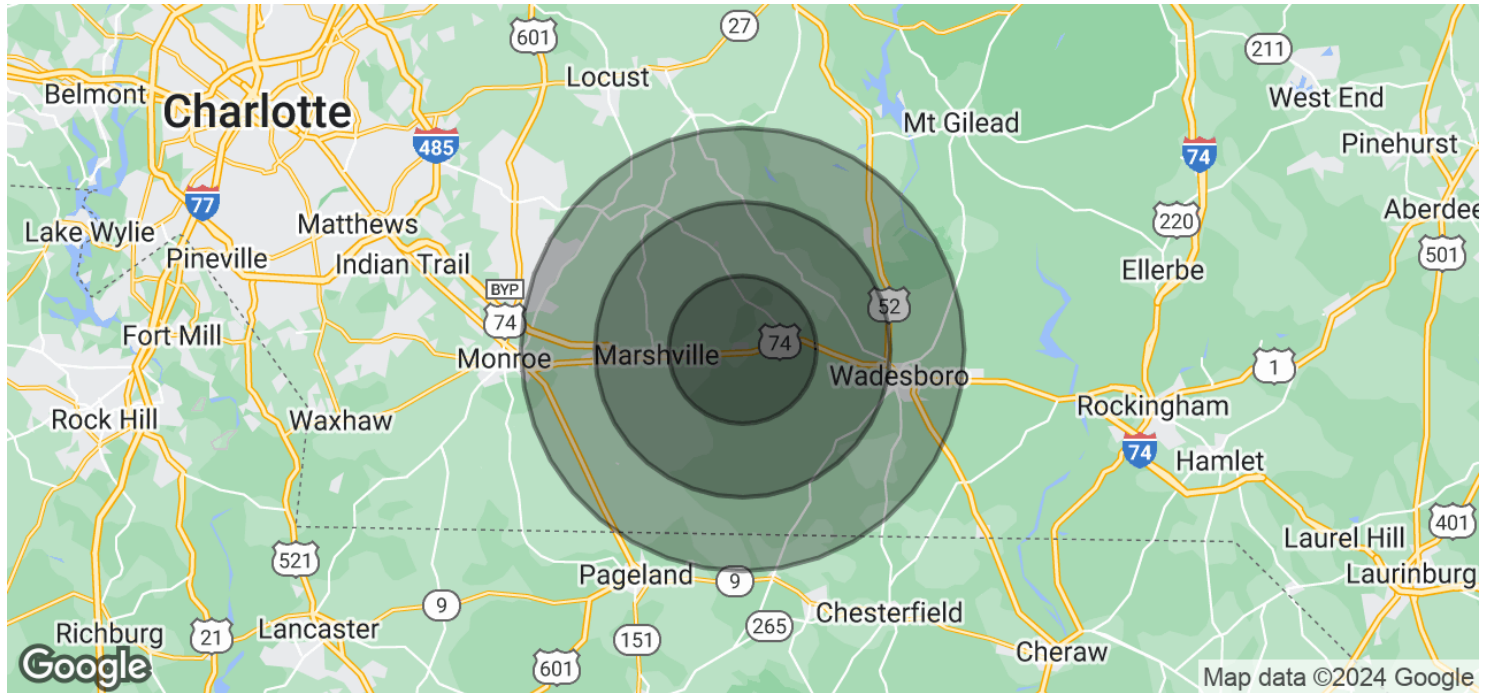
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	6,028	22,741	60,563
Average Age	39.9	40.5	40.5
Average Age (Male)	36.6	38.7	38.5
Average Age (Female)	42.5	42.8	43.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,033	8,777	24,418
# of Persons per HH	3.0	2.6	2.5
Average HH Income	\$60,225	\$57,650	\$58,984
Average House Value	\$161,687	\$159,497	\$162,528

* Demographic data derived from 2020 ACS - US Census

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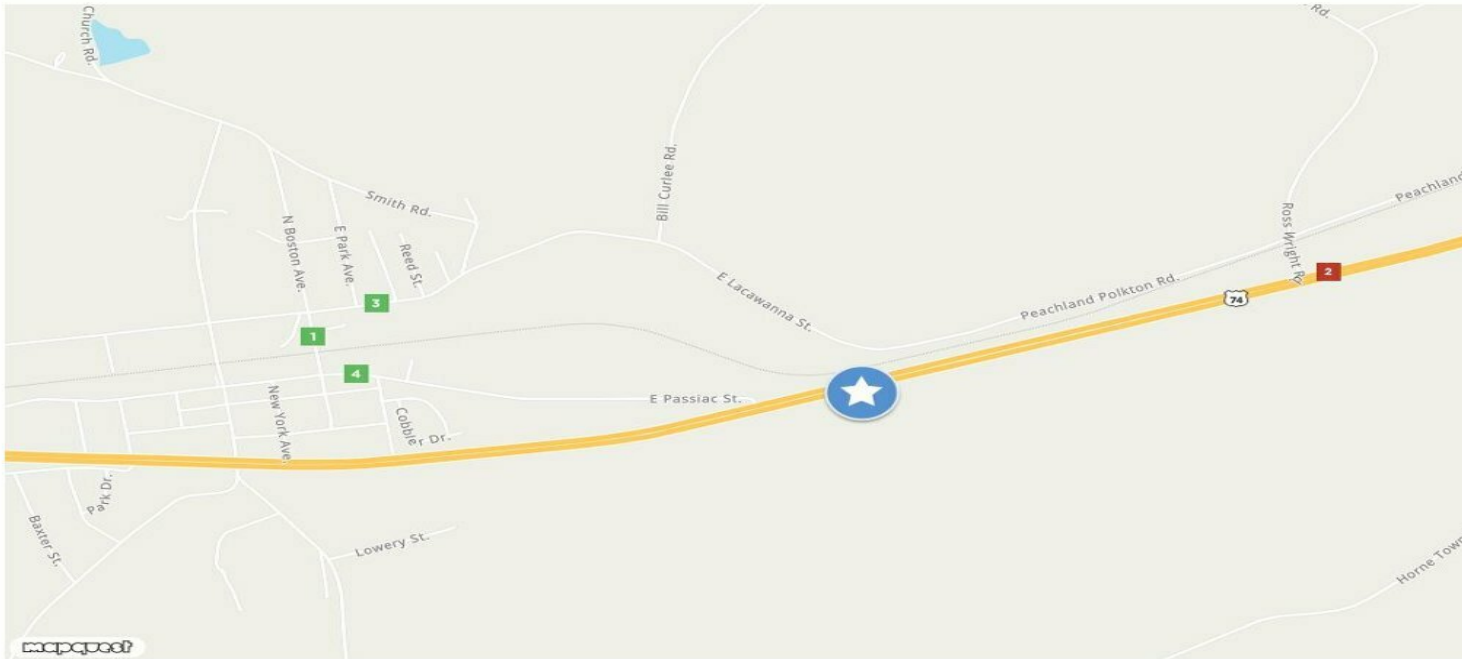
10483 US 74 W



Walt Perry Realty

1661 Walkup Avenue, Ste B Monroe, NC 28110

Traffic Counts



Boston Avenue	1	US Hwy 74	2	E Lacawanna St	3	W Passiac St	4
Charlotte St		State Rd 1417		Steman St		E PkAve	
Year: 2021	699 est	Year: 2021	15,395 est	Year: 2021	606 est	Year: 2021	641 est
Year: 2019	700	Year: 2004	15,000	Year: 2004	610	Year: 2004	620
Year: 1999	900	Year: 1999	15,000	Year: 1999	570	Year: 1999	850

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