

For Sale or Lease - Prime I-40 Property

+/-3.01 AC improved with 8,000 Sq. Ft. Restaurant Building I-40 @ Hwy 601/Yadkinville Rd, Mocksville, NC

Site & Trade Area



- ◆ 3.01 Acre graded site for Re-Development.
- ◆ Zoned for broad variety of uses.
- ◆ High Visibility to I-40 & Yadkinville Rd
- ◆ Central to Mocksville NC Commercial Trade Area.
- ◆ Mocksville NC is manufacturing based, ancillary community to Winston Salem NC MSA

Area Generators:

- ◆ Lowes Home Improvement
- ◆ Dollar General, Dollar Tree, Walmart
- ◆ State Employee's Credit Union
- ◆ Urgent Care
- ◆ Peebles Dept. Store
- ◆ Tractor Supply Company
- ◆ Comfort Inn, Day's Inn
- ◆ Wendy's, Arby's, Bojangles', McDonald's, and many others

Demographic Profile: (SUSA 2019)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population:	850	7,903	13,796	23,360
Avg HH Income:	\$54,531	\$57,767	\$59,581	\$59,313
Employment/Daytime Pop.:	2,020	9,604	13,392	17,956

Traffic Counts: (NCDOT 2017)

I-40	35,500 VPD
Yadkinville Road:	21,000 VPD

Pricing: \$1,780,000 for Entire 3.01 Acres - No Subdivision

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+/-3.01 Acre Commercial Site for Re-Development: Mocksville NC

- M & G Distribution
- Dunlap Aircraft Tires
- Comfort Bilt Windows & Doors
- Budget Mini-Warehouses
- Healthcare Solutions

Truck America
Popeye's

WAL-MART
DOLLAR TREE
Others

COLLINS
COMMERCIAL
PROPERTIES, INC.

Gildan Int'l



Peebles Dept. Store
Tractor Supply
others



