

+/-2.32 Commercial Site for Sale

Taylorsville Rd/Hwy 64 @ Island Ford Rd, Statesville NC

Join CVS, McDonald's, Bojangles', Ingles, Arby's, Burger King



Property Highlights

- ◆ +/-2.32 Ac Commercial Site next to CVS
- ◆ Seller to retain +/-1.28 Acres improved with CVS.
- ◆ Frontage on Island Ford Road to the north and Beech Nut Lane to the south.
- ◆ Signalized Intersection at Taylorsville Rd.
- ◆ Rough Graded Site
- ◆ Commercial Zoning

Area Generators - Close Proximity to:

- ◆ Ingles, CVS, McDonald's, Katana Kitchen, Southern States, Arby's, Dollar General, Burger King, Bojangles', Subway, Boxcar Grille, others.
- ◆ Heavy Employment Base:
 - Manufacturing
 - Distribution

Demographic Profile:

(SUSA 2018)

Population:

Avg HH Income:

Employment/Daytime Pop.:

1 Mile

1,210

\$60,306

2,770

3 Mile

15,852

\$49,391

13,286

5 Mile

40,795

\$51,414

38,906

Traffic Counts:

(NCDOT 2018)

Taylorsville Hwy

I-40:

21,000 VPD

56,000 VPD

Pricing: \$595,000 - Entire Site: Subdivision Priced Case-by-Case

RAYMOND D. COLLINS, JR., CCIM

OFC: (336) 768-0555 M: 336-978-6444

FAX: (336) 768-2055

EM: ray@collinscommprop.com

WEBSITE: www.collinscommprop.com



**COLLINS COMMERCIAL
PROPERTIES, INC.**

**2990 Bethesda Place, Suite 601C
Winston-Salem, NC 27103**

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