

## +/-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**

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