

+/-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 2022)

Population:
Avg HH Income:
Employment/Daytime Pop.:

1 Mile

953
 \$61,489
 3,151

3 Mile

17,888
 \$59,370
 16,270

5 Mile

42,080
 \$62,825
 37,624

Traffic Counts:

(NCDOT 2020)

Taylorsville Hwy
I-40:

21,000 VPD
 56,000 VPD

Pricing: \$695,000 - Entire Site: Subdivision Priced Case-by-Case

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