

+/-3.5 Acre Development Opportunity
Will Sub-Divide
NC Hwy 16 @ Boone Trail Road, Millers Creek, NC



Trade Area: Millers Creek is a bedroom community to Wilkesboro, Wilkes County NC northward via NC Hwy 16 from Wilkesboro. Millers Creek population base is stable and moderately growing as evidenced by the peripheral elementary, middle and high schools in close proximity to the Subject Property.

Availability: +/- 3.5 Acres - Will Sub-Divide

Area Generators: Food Lion, Bojangles', Dollar General, US Post Office, Mavis Tire, West Wilkes High School, West Wilkes Middle School, Rendezvous Mtn St. Park, Millers Creek Elementary

Demographic Profile: (SUSA 2022)		<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>	<u>10 Mile</u>
	Population:	9,048	17,132	31,203	45,116
	Avg HH Income:	\$64,724	\$64,140	\$68,664	\$68,801
	Employment/Daytime Pop.:	4,587	13,939	31,622	39,119

Traffic Counts: (NCDOT 2021)	NC Hwy 16:	11,500 VPD
	Boone Trail:	8,700 VPD

Call for Pricing

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>	 <p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
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