



**445 BLOWING ROCK BLVD. – Lenoir, NC**  
**1.62 Acres**

**SALE PRICE:** \$950,000

**LEASE PRICE:** N/A

**ZONING:** Commercial

**ELECTRICITY PROVIDER:** Duke Energy

**NATURAL GAS PROVIDER:** Piedmont Natural Gas

**WATER PROVIDER:** City of Lenoir

**SEWER PROVIDER:** City of Lenoir

**COMMERCIAL AIRPORT:** Charlotte-Douglas International

**DISTANCE:** 68.10 Miles (One Way)

**REGIONAL AIRPORT:** Foothills Regional Airport

**DISTANCE:** 11.40 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 18 Miles

**ADDITIONAL INFORMATION**

Prime lot with plenty of road frontage through Lenoir's busiest corridor. Situated along U.S. 321 in the heart of the city's commercial district, the property is roughly graded and features an intersection with a stop light. Located next to a chain restaurant and across from a national pharmacy. An ideal location for a commercial or retail enterprise.

**BROKER:** Cushman & Wakefield

**CONTACT:** (704) 375-7771