

CONNELLY SPRINGS ROAD – Lenoir, NC .60 Acres

SALE PRICE: \$79,000

LEASE PRICE: No

ZONING: Commercial

ELECTRICITY PROVIDER: Duke Power

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: City of Lenoir

SEWER PROVIDER: City of Lenoir

COMMERCIAL AIRPORT: Charlotte Douglas International

DISTANCE: 65.20 Miles (One Way)

REGIONAL AIRPORT: Foothills Regional Airport

DISTANCE: 11.10 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 12.60 Miles

NCPIN: 2758189093

ADDITIONAL INFORMATION

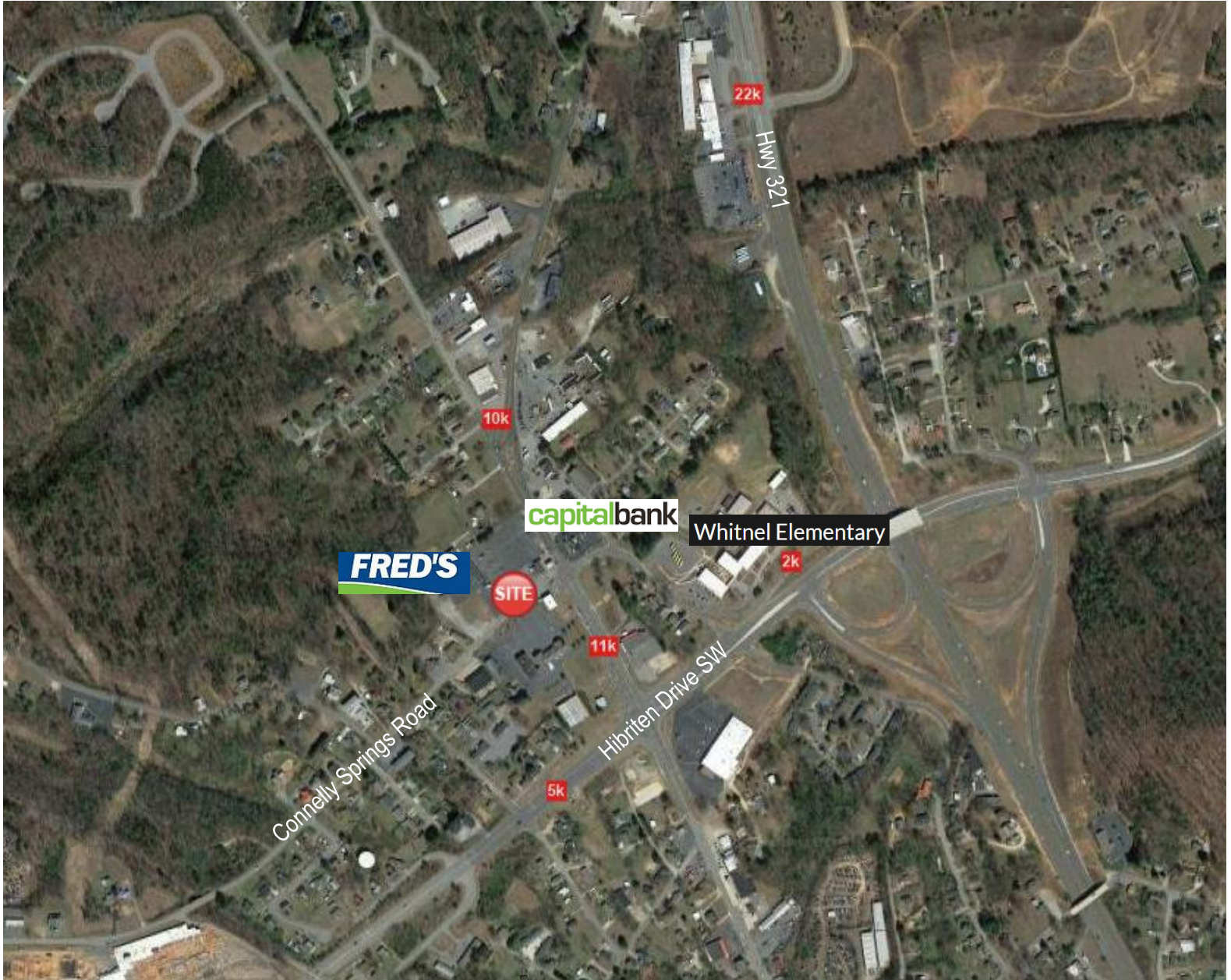
Located next to the Fred's store off Norwood Street and Connelly Springs Road, this parcel features multiple access points and a steady traffic flow. Would make for a great small commercial enterprise.

BROKER: Ryan Lovern, Commercial First

CONTACT: (828) 446-8266

.60 +/- ACRE | LENOIR, NC

CONNELLY SPRINGS ROAD LENOIR, NC 28645



SPECIFICATIONS

Purchase Price: \$79,000

Acres: .60 +/-

Land located on Connelly Springs Road directly adjacent to Fred's, and across from Central Baptist Church. Central Location ideal for a small footprint that needs to be centered in the middle of everything.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Ryan Lovern

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SITE

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DEMOGRAPHICS

CONNELLY SPRINGS ROAD LENOIR, NC 28645

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2017			
Total Population	2,586	21,284	40,915
Median Age	43.9	42.1	42.5
Employees	1,442	16,408	22,070
Total Businesses	135	1,179	1,664
INCOME: 2017			
Median HH Income	\$36,354	\$36,111	\$38,601
Average HH Income	\$45,689	\$47,093	\$49,466
Per Capita Income	\$20,778	\$20,372	\$20,925
HOUSEHOLDS: 2017			
Total Households	1,150	8,905	16,931
HOUSING: 2017			
Owner Occupied Dwellings	53.5%	55.5%	61.0%
Renter Occupied Dwellings	37.6%	35.4%	30.5%
Vacant Dwellings	8.9%	9.1%	8.5%
RACE: 2017			
White	83.8%	78.4%	84.2%
Black	5.4%	12.3%	8.6%
Asian or Pacific Islander	1.4%	1.1%	0.8%
American Indian or Alaska Native	0.6%	0.4%	0.4%
Other Races	8.8%	7.8%	6.0%
ETHNICITY: 2017			
Hispanic	9.7%	8.9%	6.8%
Non-Hispanic	90.3%	91.1%	93.2%

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