



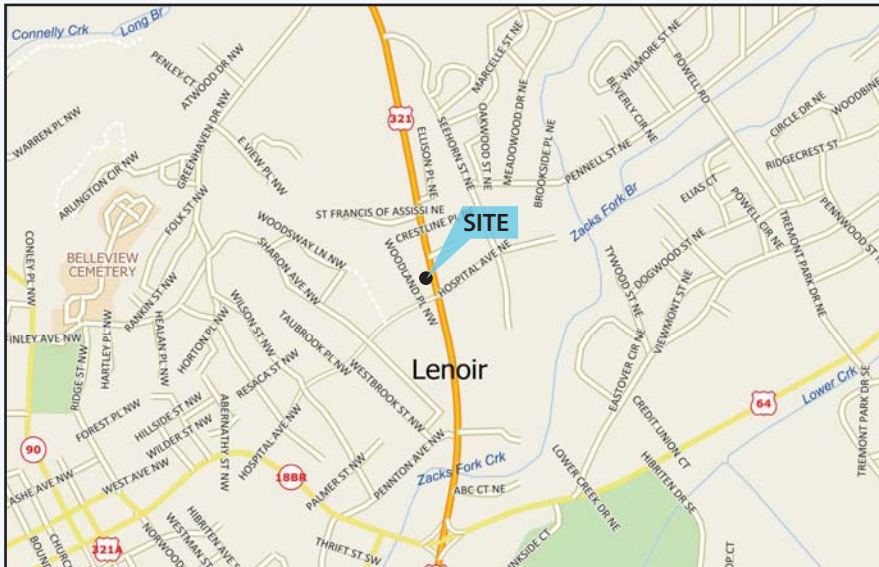
THE PROVIDENCE GROUP

Available for SALE

EXCELLENCE IN RETAIL REAL ESTATE.



Property Aerial



Location Map

Available Signalized Outparcel

Blowing Rock Boulevard (Hwy 321)
and Hospital Avenue
Lenoir, North Carolina 28645

Sale Information

Price: Call for Pricing
Acreage: Approximately 4 acres
Zoning: B-6 Business Exclusive
Frontage: Approximately 650 feet
along Highway 321

Caldwell County

Parcel IDs:
09-48-1-5
09-49-1-8
09-49-1-8-A
09-49-1-14

Property Description

Excellent rough-graded 4-acre assemblage well located on Highway 321 (Blowing Rock Boulevard) in the heart of Lenoir's retail trade area. Traffic signal at Hospital Avenue intersection. Direct access off of Highway 321. Located directly across from Walgreens.

Property may be purchased in whole or subdivided. Ideal for sit-down restaurants, offices, light retail and banks.

Demographic Snapshot (2011)	1 mile	3 mile	5 mile
Population	3,926	15,567	29,158
Average HH Income	\$35,110	\$36,506	\$36,431
Median HH Income	\$35,110	\$36,506	\$36,431
Business Establishments	326	882	1,243
Daytime Employment	5,550	13,357	18,531

Traffic Counts (2010 NCDOT)

35,000 vpd on Highway 321.

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