



3600 Hickory Blvd. – Granite Falls, NC 5.6 Acres

SALE PRICE: \$390,000 **ZONING:** Commercial **ELECTRICITY:** Duke Energy
ROAD FRONTAGE: 336 feet **NATURAL GAS PROVIDER:** Piedmont Natural Gas
WATER PROVIDER: Granite Falls **DISTANCE TO NEAREST HIGHWAY:** U.S. 321 frontage
COMMERCIAL AIRPORT: Charlotte-Douglas Airport **DISTANCE:** 59 Miles (One Way)
DISTANCE TO NEAREST INTERSTATE (I-40): 12 Miles **NC PIN#:** 2776803300

ADDITIONAL INFORMATION

With ample road frontage, this property is designed for a range of commercial uses.

Located in Granite Falls, the property features high-volume traffic and excellent visibility along U.S. 321 North and is situated a short distance from Interstate 40.

Less than 60 miles from Charlotte-Douglas Airport, the property can be combined with an adjoining 130-acre parcel for a larger development.

BROKER: Meredith Miller Carswell, RE/MAX

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