



572 MAIN STREET – Granite Falls, NC
3.834 Acres

SALE PRICE: \$1,800,000 **LEASE PRICE:** N/A **ZONING:** Commercial
ELECTRICITY PROVIDER: Duke Energy **NATURAL GAS PROVIDER:** Piedmont Natural Gas
WATER PROVIDER: Town Granite Falls **SEWER PROVIDER:** Town of Granite Falls
COMMERCIAL AIRPORT: Charlotte-Douglas International **DISTANCE:** 54.80 Miles (One Way)
REGIONAL AIRPORT: Hickory Regional Airport **DISTANCE:** 3.50 Miles (One Way)
DISTANCE TO NEAREST INTERSTATE (I-40): 5 Miles **NCPIN:** 2784960762

ADDITIONAL INFORMATION

Prime commercial location along U.S. 321 South and across from Wal-Mart shopping center in Granite Falls. Existing structure and fencing will be removed to leave construction-ready parcel. With high traffic counts and visibility, this property is ideal for commercial or retail operations.

BROKER: Jenny Eckard - Commercial First

CONTACT: (828) 320-8989

CORNER LOT AT BUSY INTERSECTION I GRANITE FALLS, NC

572 S MAIN STREET GRANITE FALLS, NC 28630



SPECIFICATIONS

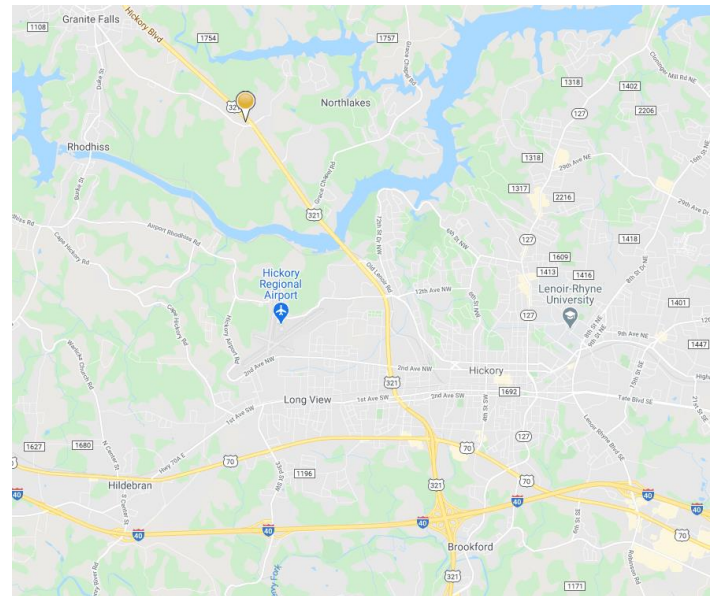
Price: \$1,800,000

Acres: 6.705 gross acres

(3.834 net acres)* based on deed

Zoning: Commercial

Site on the corner of 321 in Granite Falls with light at Wal-Mart Super Center. Convenient to Downtown Granite Falls.



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jenny@commercialfirst.net

3031 North Center Street

Hickory, NC 28601

www.commercialfirst.net

AERIAL

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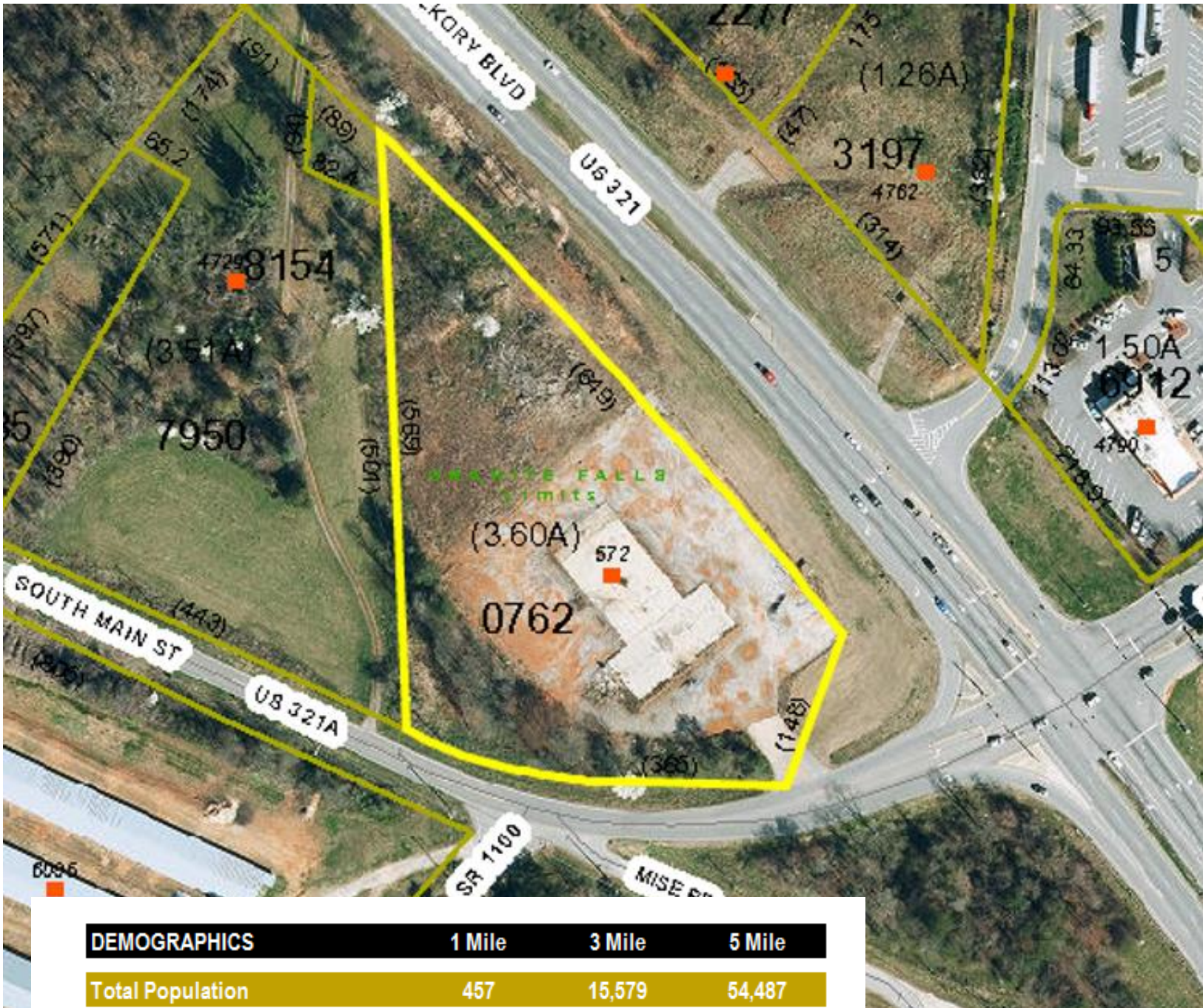
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SITE

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	457	15,579	54,487
Total Households	188	6,414	22,860
Median Household Income	\$57,726	\$67,113	\$60,518
Total Employees	809	6,189	39,399

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