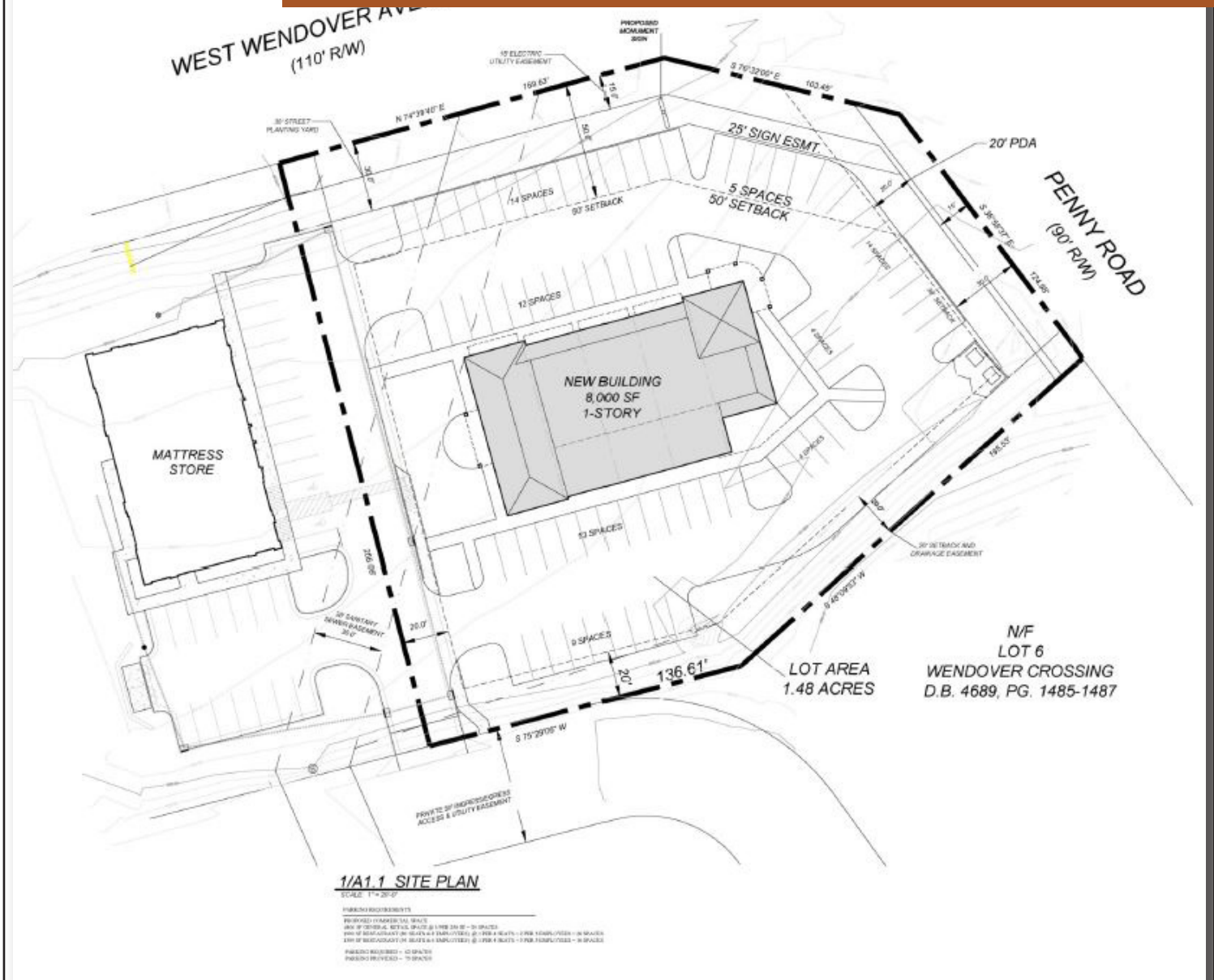




Wendover Avenue & Penny Road

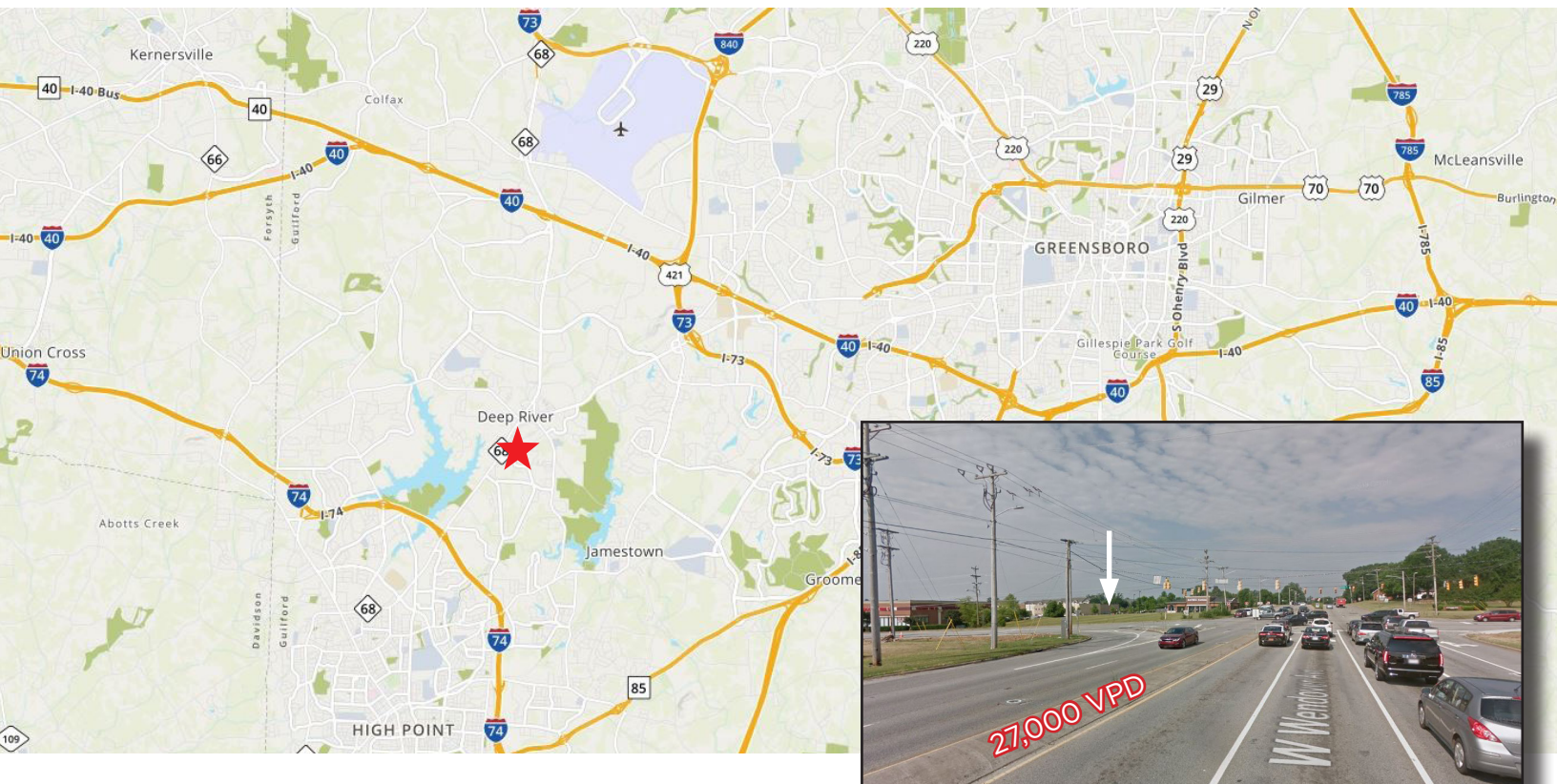
- 1.5 +/- acre site with 400 + feet frontage on Wendover Avenue/Penny Rd at the traffic signal
- For lease or build-to-suit
- Located near new Belk, Palladium Theater, Triad Sports Center, Stein Mart & Neighborhood Wal-Mart and much more!
- Daily traffic counts
Wendover Rd.: 34,000 VPD
Penny Rd.: 17,000 VPD

8,000 SF Building For Lease Conceptual Site Plan



Area & Demographic Information

	3 Miles	5 Miles	10 Miles
2019 Population	42,936	116,852	383,980
2019 Avg. Household Income	\$93,948	\$76,863	\$73,649
2019 Total Businesses	1,491	4,480	17,337
2019 Total Employees	26,997	82,515	236,232



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