

# FREEMAN

## COMMERCIAL REAL ESTATE

Walmart+

DOLLAR TREE

Retail  
Development

SUBWAY  
SweetFrog  
Great Clips  
CATO  
Verizon Wireless  
SHOE SHOW



27,500 VPD



11,000 VPD



1.35 AC

FOR SALE  
1.35 +/- AC  
I-40 INTERCHANGE,  
MOCKSVILLE NC

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**PROPERTY SUMMARY**

1675 US Hwy 601 N  
Mocksville, NC 27028

SIZE 1.35 +/- AC  
ZONING: Highway Commercial

**HIGHLIGHTS**

- Cleared and cleaned by owner
- Possible QSR, Automotive, or Retail opportunity
- Conveniently located on Hwy 601 & I-40
- Traffic Counts
  - Hwy 601: 11,000 VPD
  - I-40: 37,500 VPD
- Sale Price: \$1,200,000



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	6,437	14,267	21,976
HOUSEHOLDS	2,677	5,709	8,851
MEDIAN AGE	43.2	42.7	43.6
AVG. HH INCOME	\$91,298	\$93,127	\$93,411



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