FREEMAN COMMERCIAL REAL ESTATE

DOLLAR TRE

1.35 AC

SWEETFOR Premium frozen voeurt Great Clips:

601

INTERSTATE 40

Retail Development

11,000 VPD

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

Dd/N OU

LADD FREEMAN O: 336-768-4410 ladd@freemancommercial.com

$FREEMAN \mid \mathsf{commercial\ real\ estate}$

FOR SALE

PROPERTY SUMMARY

1675 US Hwy 601 N Mocksville, NC 27028

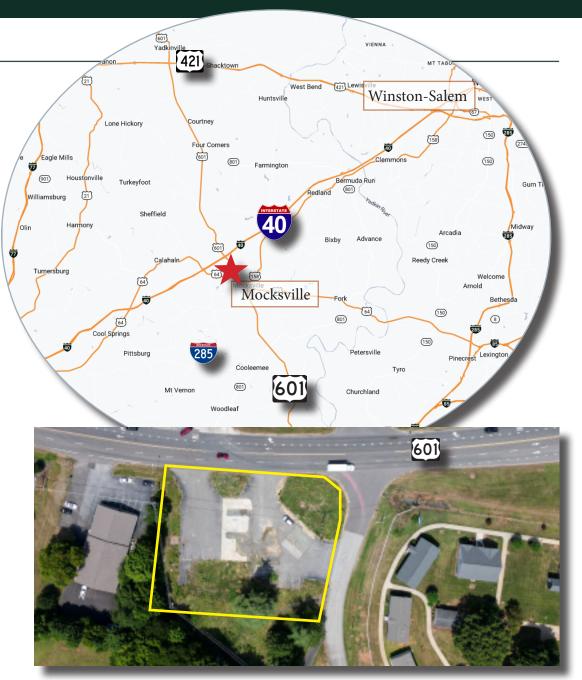
SIZE 1.35 +/- AC ZONING: Highway Commercial

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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