



FOR SALE

**PRIME SIGNALIZED CORNER
WORK/OFFICE/SHOP OPPORTUNITY**

7863 NORTH NC HWY 150 | LEXINGTON, NC 27295

CHARLIE FREEMAN & SHAWN O'NEILL

O: 336.768.4410

charlie@freemancommercial.com

shawn@freemancommercial.com

freemancommercial.com

LOCATION

ADDRESS	7863 N NC Hwy 150
CITY, STATE, ZIP	Lexington, NC 27295
COUNTY	Davidson County

PROPERTY INFORMATION

PIN	6810-03-21-0937
ZONING	Rural Commercial
LOT SIZE	1.74 +/- AC
SALE PRICE	\$795,000

HIGHLIGHTS

- Well located shop/office on signalized corner with roadside signage. Workshop includes attached small office.
- Versatile trade use with existing work shop
- Ample parking with gravel lot
- Possible uses include: Auto shop service station, convenience store, restaurant, office

CHARLIE FREEMAN & SHAWN O'NEILL
 O: 336.768.4410
 charlie@freemancommercial.com
 shawn@freemancommercial.com
 freemancommercial.com



DEMOGRAPHICS



TRAFFIC COUNTS

7,097 VPD: US 52



POPULATION

3 mi. - 11,340
 5 mi. - 35,617
 7 mi. - 77,115



AVG HH INCOME

3 mi. - \$106,634
 5 mi. - \$106,324
 7 mi. - \$99,661



MEDIAN AGE

44.7



174 +/- AC

Adjoining
Property is
Obtainable

N NC Hwy 150
7.097 VPD

Frye Bridge Rd.

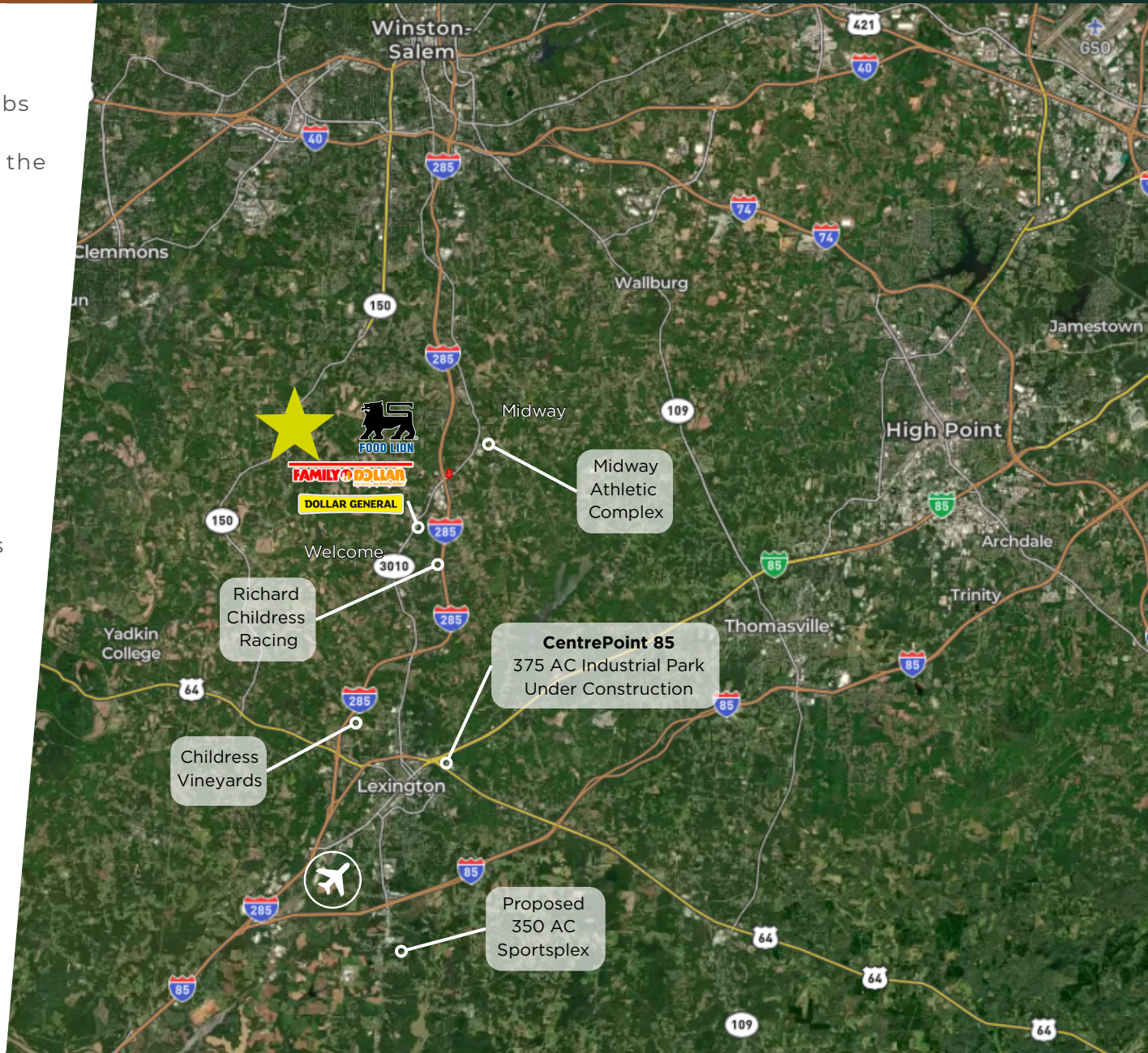


DAVIDSON COUNTY, NC

LOCATION OVERVIEW

Davidson County currently has 83 active economic development projects underway, projected to bring more than 25,000 new jobs to the area. This surge in employment and investment is fueling rapid growth, making the region a dynamic markets in the Piedmont Triad for future retail and commercial opportunities.

- “Project Cobalt Green” - \$15.4 million expansion of Central Carolina Seeding
- “Project Yacht” - Potential new \$25 million textile manufacturing plant
- Sky Aircraft Maintenance Expansion underway
- “LexxConnect” Lexington Airport Upgrades underway including
- Southmont Sportsplex - \$65 million, 350 acre sports complex, Lexington NC
- CentrePoint 85 Class A Industrial Center 3,749,000 SF Industrial under construction



SIEMENS

DNP
Dai Nippon Printing Co., Ltd.

EGGER

NUCOR

ATRIUM
WINDOWS AND DOORS

FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com