

+/-2.32 Commercial Site for Sale

Taylorsville Rd/Hwy 64 @ Island Ford Rd, Statesville NC

Join CVS, McDonald's, Bojangles', Ingles, Arby's, Burger King



Property Highlights

- ◆ +/-2.32 Ac Commercial Site next to CVS
- ◆ Seller to retain +/-1.28 Acres improved with CVS.
- ◆ Frontage on Island Ford Road to the north and Beech Nut Lane to the south.
- ◆ Signalized Intersection at Taylorsville Rd.
- ◆ Rough Graded Site
- ◆ Commercial Zoning

Area Generators - Close Proximity to:

- ◆ Ingles, CVS, McDonald's, Katana Kitchen, Southern States, Arby's, Dollar General, Burger King, Bojangles', Subway, Boxcar Grille, others.
- ◆ Heavy Employment Base:
 - Manufacturing
 - Distribution

Demographic Profile:

(SUSA 2022)

Population:
Avg HH Income:
Employment/Daytime Pop.:

3 Mile

17,531
 \$59,357
 16,219

5 Mile

42,708
 \$63,670
 37,841

7 Mile

61,656
 \$65,383
 53,702

Traffic Counts:

(NCDOT 2021)

Taylorsville Hwy
I-40:

26,500 VPD
 44,500 VPD

Pricing: \$695,000 - Entire Site: Subdivision Priced Case-by-Case

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+/-9,046 SF Restaurant on +/-1.30 Acres
3103 Taylorsville Rd/Hwy 64 @ I-40, Statesville NC
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