

5076 STYERS FERRY ROAD

FOR SALE/LEASE | LEWISVILLE, NC 27023

Linville | Team Partners

COMMERCIAL REAL ESTATE

SALE OR LEASE OPPORTUNITY

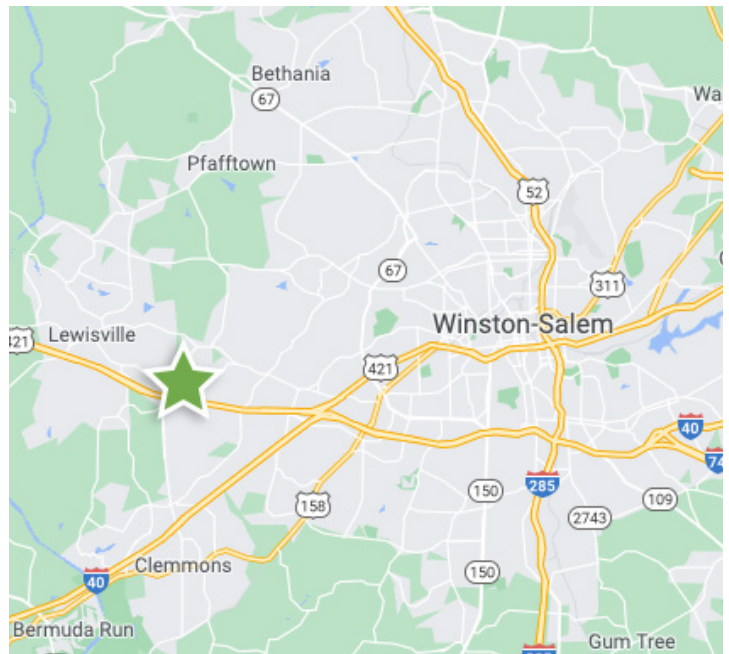


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	2,400
ACRES ±	0.53
SALE PRICE	\$950,000
LEASE RATE	\$6,200/Month, NNN

DESCRIPTION

Sale or lease opportunity right off Highway 421 (47,500 VDP) in Lewisville. Highly desirable drive-through potential with frontage on Styers Ferry Road (18,000 VPD). Near West Forsyth High School, new Publix development, recent residential development, and nearby retail strip centers.



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KEY FEATURES

- Sale or lease opportunity right off Highway 421 (47,500 VDP) in Lewisville
- Highly desirable drive-through potential
- Near West Forsyth High School, new Publix development, recent residential development, and nearby retail strip centers
- **Sale Price: \$950,000**
- **Lease Rate: \$6,200/Month, NNN**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,290	39,833	88,756
MEDIAN HH INCOME	\$63,720	\$68,901	\$68,190
AVERAGE HH INCOME	\$89,686	\$94,917	\$98,101
DAYTIME POPULATION	4,153	34,966	91,455



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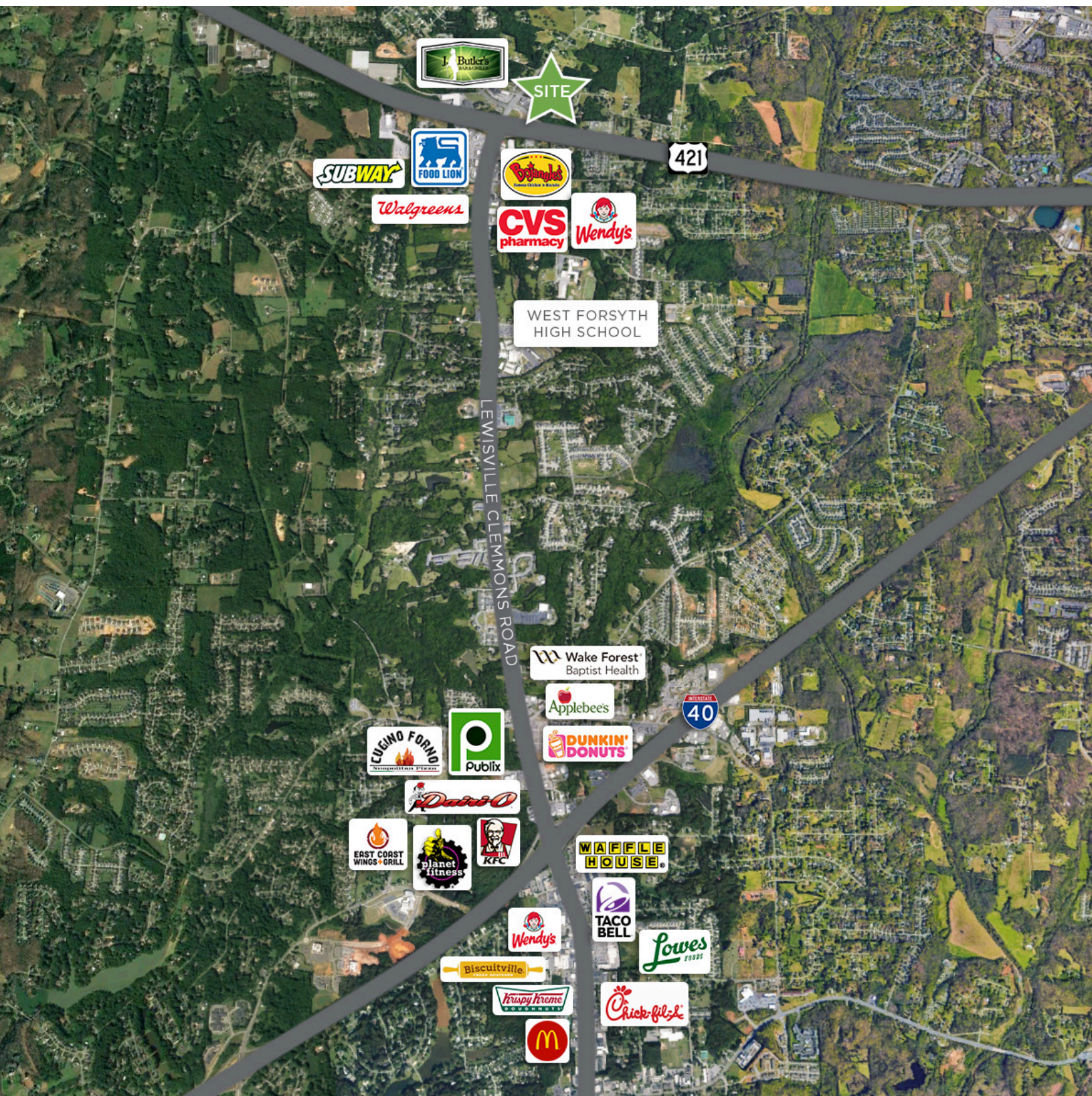
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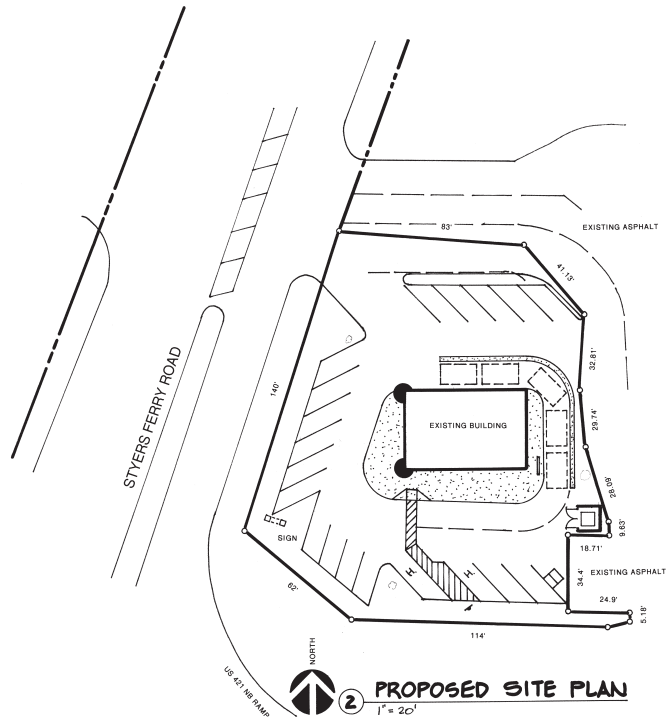
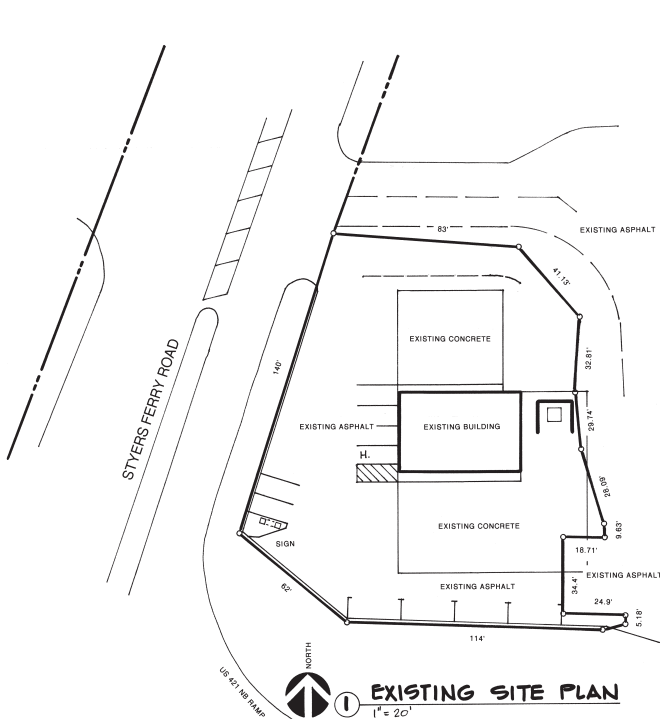
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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Commercial
ACRES ±	0.53	ELECTRIC	Available
AVAILABLE SF ±	2,400	GAS	Available
ZONING	HB	SEWER	Available
TAX PIN	5885-90-9375		

PRICING & TERMS

SALE PRICE	\$950,000	LEASE RATE	\$6,200/Month, NNN
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DESCRIPTION

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