

5076 STYERS FERRY ROAD

FOR LEASE | LEWISVILLE, NC 27023

Linville | Team Partners

COMMERCIAL REAL ESTATE

0.53 ACRE GROUND LEASE OPPORTUNITY

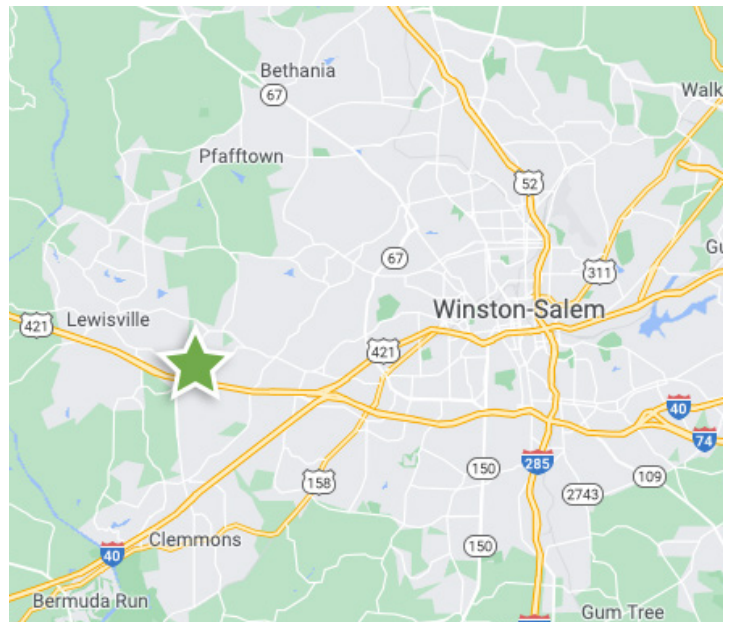


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	0.53
LEASE RATE	\$6,259/Month

DESCRIPTION

Ground 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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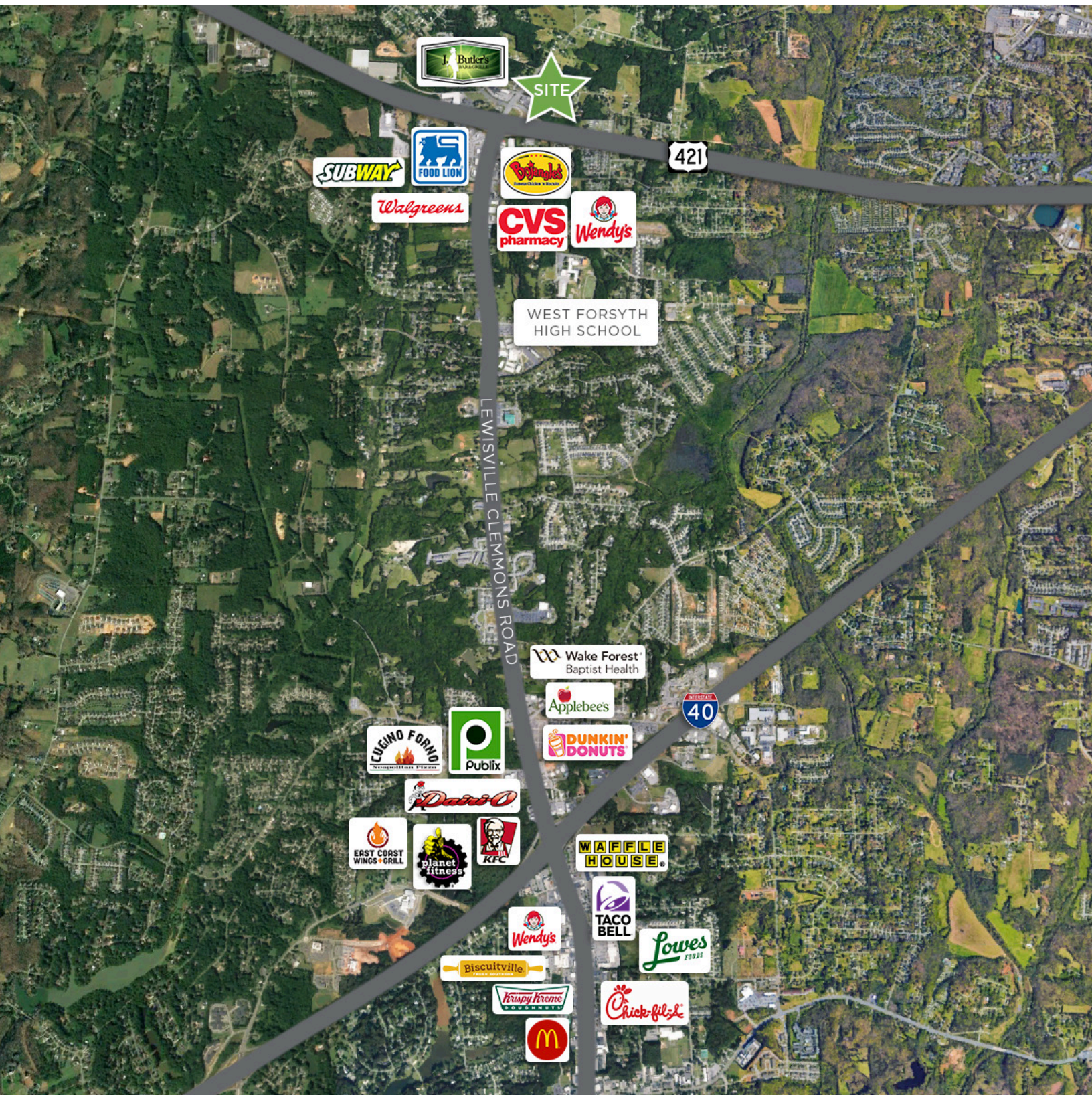
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DEMOGRAPHICS

	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

PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Commercial
ACRES ±	0.53	ELECTRIC	Available
ZONING	HB	GAS	Available
TAX PIN	5885-90-9375	SEWER	Available

PRICING & TERMS

LEASE RATE	\$6,259/Month	LEASE TYPE	Ground Lease
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