

±1.36 ACRES FOR SALE

4963-4999 US HIGHWAY 220, SUMMERFIELD, NC 27358

Linville | Team Partners

COMMERCIAL REAL ESTATE

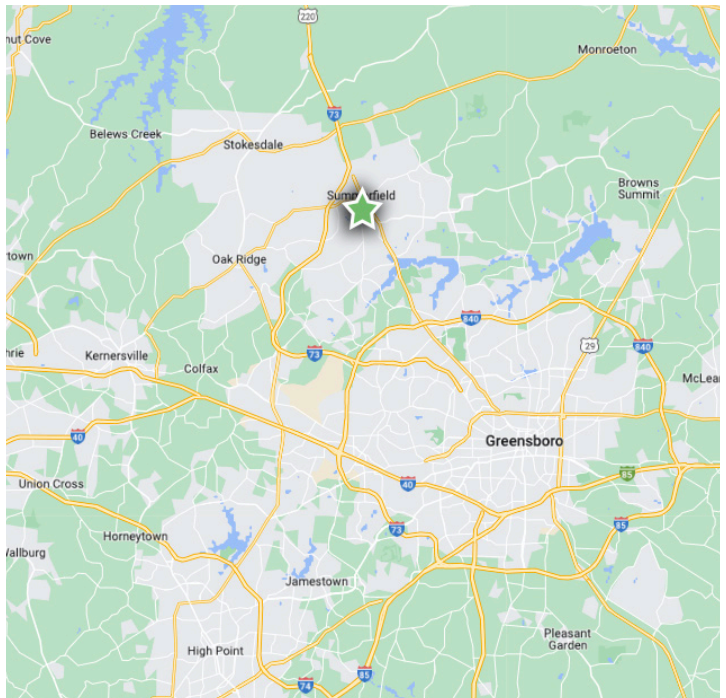


PROPERTY HIGHLIGHTS

| | |
|---------------|-------------|
| PROPERTY TYPE | Land |
| ACRES ± | 1.36 |
| SALE PRICE | \$1,250,000 |

DESCRIPTION

±1.36 acres of commercial zoned land with great visibility on the corner of Oak Ridge Road and US Highway 220 in Summerfield, NC. Guilford county plans to add sewer and water access within the next few years. With 16,000 VPD currently, this site would be ideal for many major retailers. Extremely high income demographics in high growth market.



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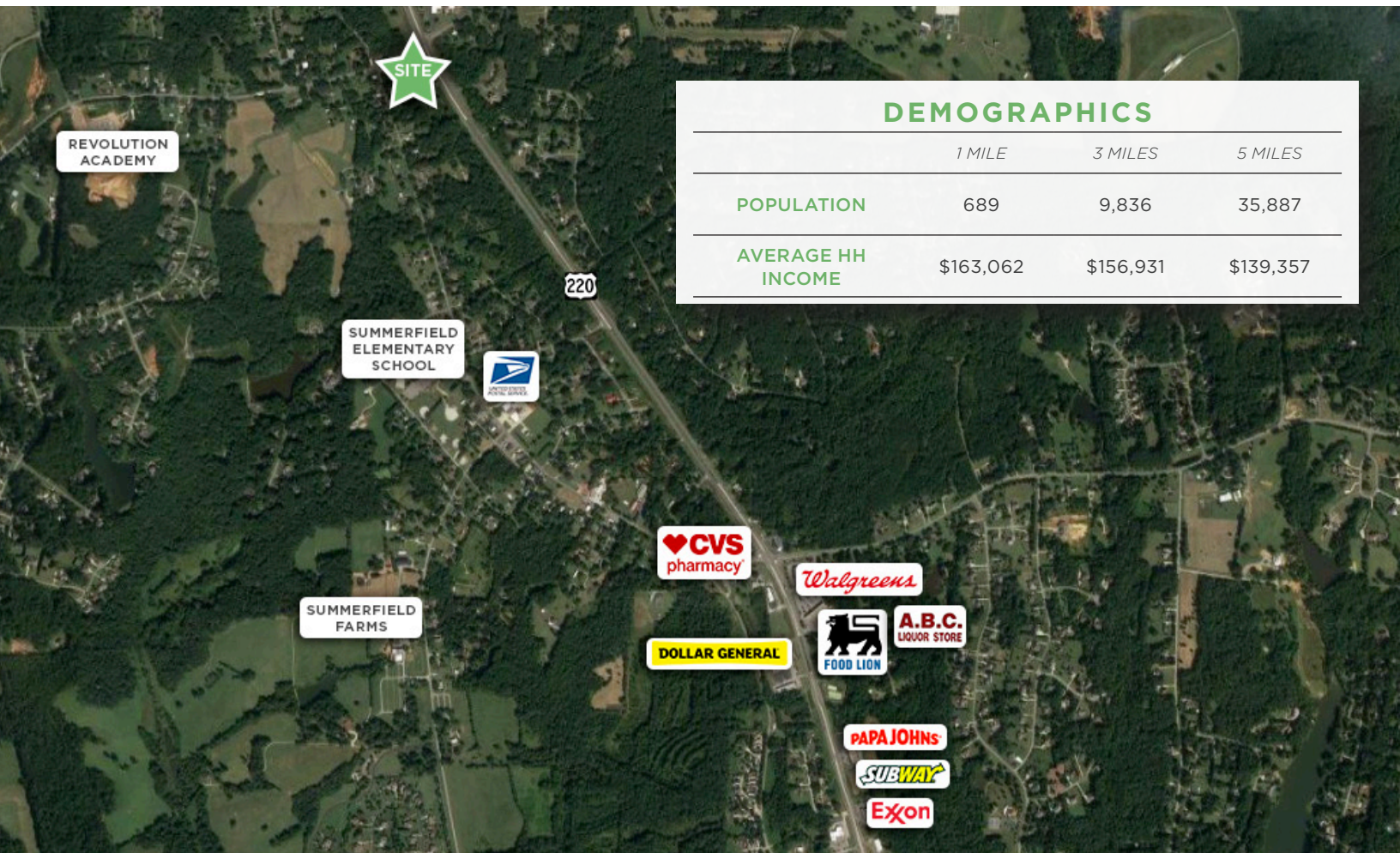
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DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 689 | 9,836 | 35,887 |
| AVERAGE HH INCOME | \$163,062 | \$156,931 | \$139,357 |

PROPERTY INFORMATION

| | | | |
|---------------|------|---------|--------------|
| PROPERTY TYPE | Land | ZONING | Commercial |
| ACRES ± | 1.36 | TAX MAP | 7839-35-0920 |

PRICING & TERMS

| | |
|------------|-------------|
| SALE PRICE | \$1,250,000 |
|------------|-------------|

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