

FOR SALE

+/- 1.95 Acres – NW Hwy 24/27 & Hwy 220 Biscoe, NC



PROPERTY HIGHLIGHTS

Located at the intersection of Hwy 24/27 and US Hwy 220. Site offers excellent visibility form Hwy 24/27 and is located in the center of the trade area.

BUILDING SF	n/a	SIGNAGE TYPE	n/a
LAND SF	84,942	1-MILE (POP.)	1,814
YEAR BUILT	n/a	3-MILE (POP.)	3,992
PARKING	n/a	MED. INCOME	\$52,976
TRAFFIC COUNTS	14,000 VPD	SPACE USE	Retail / bank



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AREA INFORMATION

Located in Montgomery County. Retailers in the immediate area include: Tractor Supply, Dollar General, Hardee's, Bojangles and Waffle House. Access to a signal is available through an interior drive. Site offers excellent exposure and visibility

LEGAL INFORMATION

TAX PARCEL ID	7578909170203
2020 RE TAXES	\$5,569
ZONING	Highway Business



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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