

## FOR SALE

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

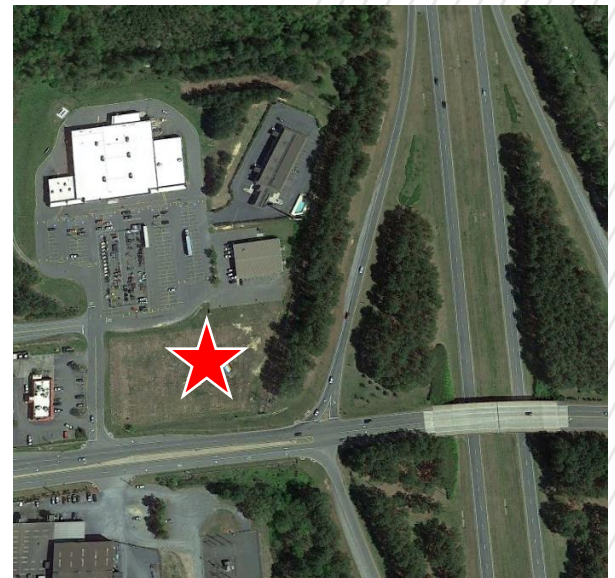


### PROPERTY HIGHLIGHTS

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

<b>BUILDING SF</b>	n/a
<b>LAND SF</b>	84,942
<b>YEAR BUILT</b>	n/a
<b>PARKING</b>	n/a
<b>TRAFFIC COUNTS</b>	14,000 VPD

<b>SIGNAGE TYPE</b>	n/a
<b>1-MILE (POP.)</b>	1,814
<b>3-MILE (POP.)</b>	3,992
<b>MED. INCOME</b>	\$52,976
<b>SPACE USE</b>	Retail / bank



**JEFF SCHEIDEGGER**  
Account Contact  
+1 314-384-8662  
[Jeff.scheidegger@cushwake.com](mailto:Jeff.scheidegger@cushwake.com)

**FRANCES CRISLER**  
+1 704 620 6014  
[frances.crisler@cushwake.com](mailto:frances.crisler@cushwake.com)

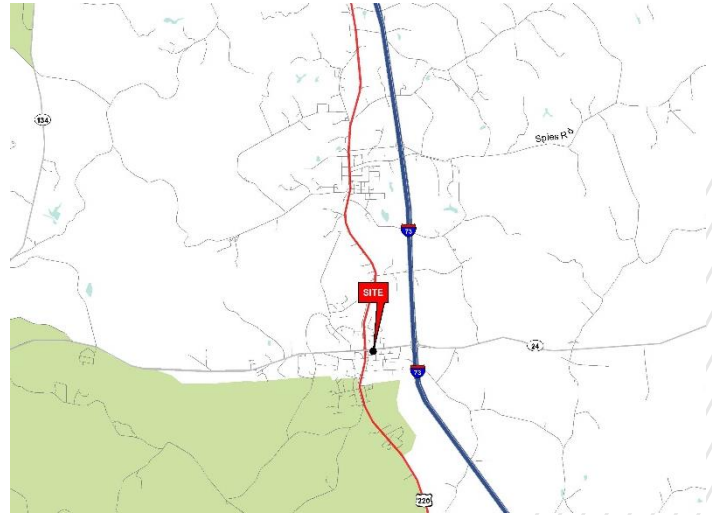


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**Biscoe, NC**

### 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

<b>TAX PARCEL ID</b>	7578909170203
<b>2020 RE TAXES</b>	\$5,569
<b>ZONING</b>	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:

**JEFF SCHEIDEGGER**  
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[Jeff.scheidegger@cushwake.com](mailto:Jeff.scheidegger@cushwake.com)

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