



4.7 ACRES AVAILABLE

±626' of frontage along Hwy 74
and Allen Way - Indian Trail, NC

CALL FOR DETAILS

Henry Breaux

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PARTNER **XTEAM**



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INDIAN TRAIL PARCELS AVAILABLE

Hwy 74 & Allen Way | Indian Trail, NC 28079

PROPERTY INFORMATION

- ASKING PRICE: Call for details
- ACERAGE: 4.7 Acres
- ZONING: RBD (Regional Business District)
- FRONTAGE: ±626' along Hwy 74

PROPERTY DESCRIPTION

The subject property consists of (6) separate parcels totaling ±626' of frontage on Hwy. 74. A portion of the property is undeveloped and the remainder consists of several small buildings. NC DOT has recently created a superstreet along Hwy. 74 and has two U-turns directly in front of the property. With other major intersections significantly reworked, the subject site offers even better ingress/egress than other area sites.

| DEMOGRAPHICS (2024) | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|-----------|-----------|
| Population | 2,667 | 44,268 | 117,747 |
| Average HH Income | \$98,443 | \$128,059 | \$140,155 |
| Median HH Income | \$84,207 | \$100,374 | \$109,897 |
| Business Establishments | 560 | 2,275 | 5,403 |
| Daytime Employment | 3,999 | 17,126 | 40,113 |

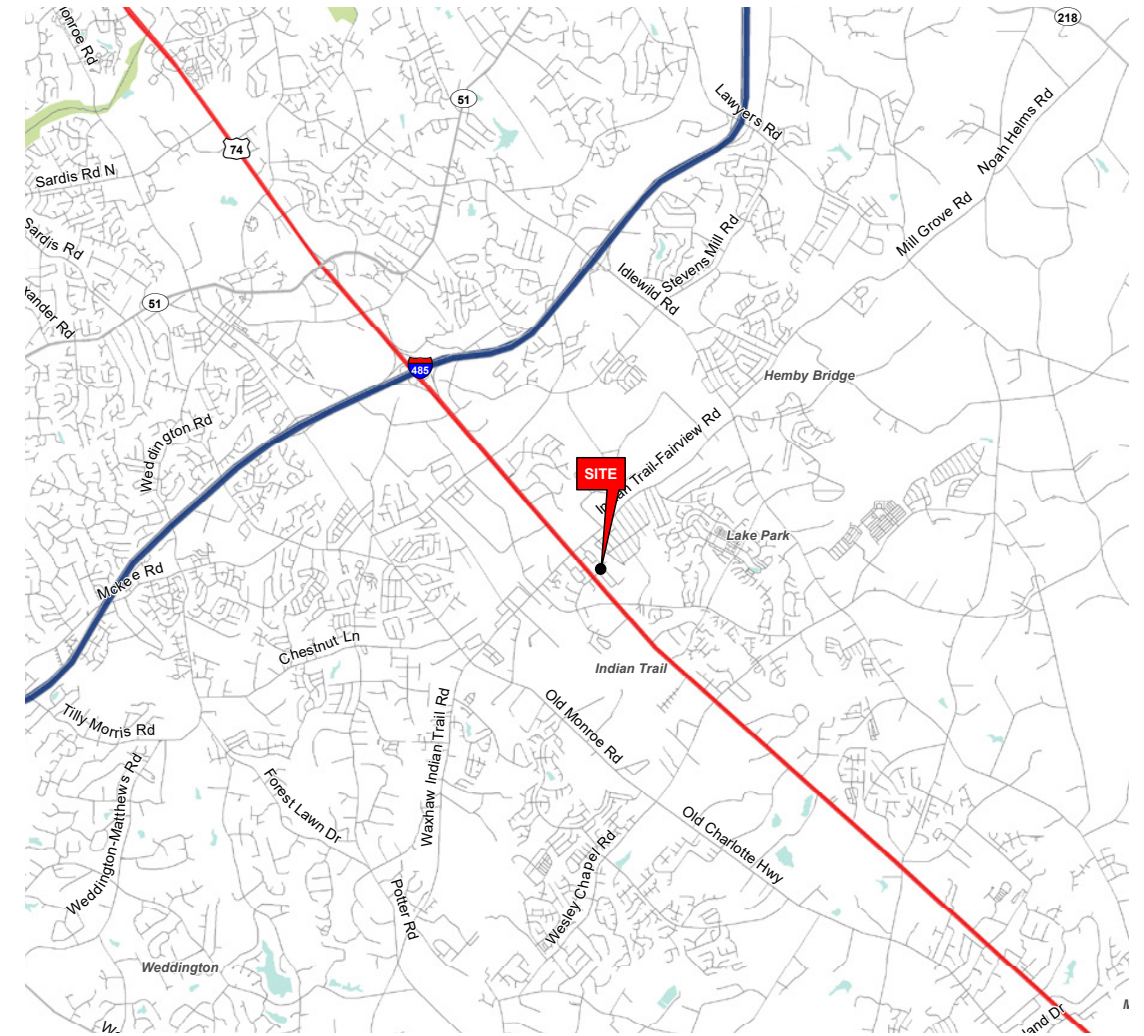
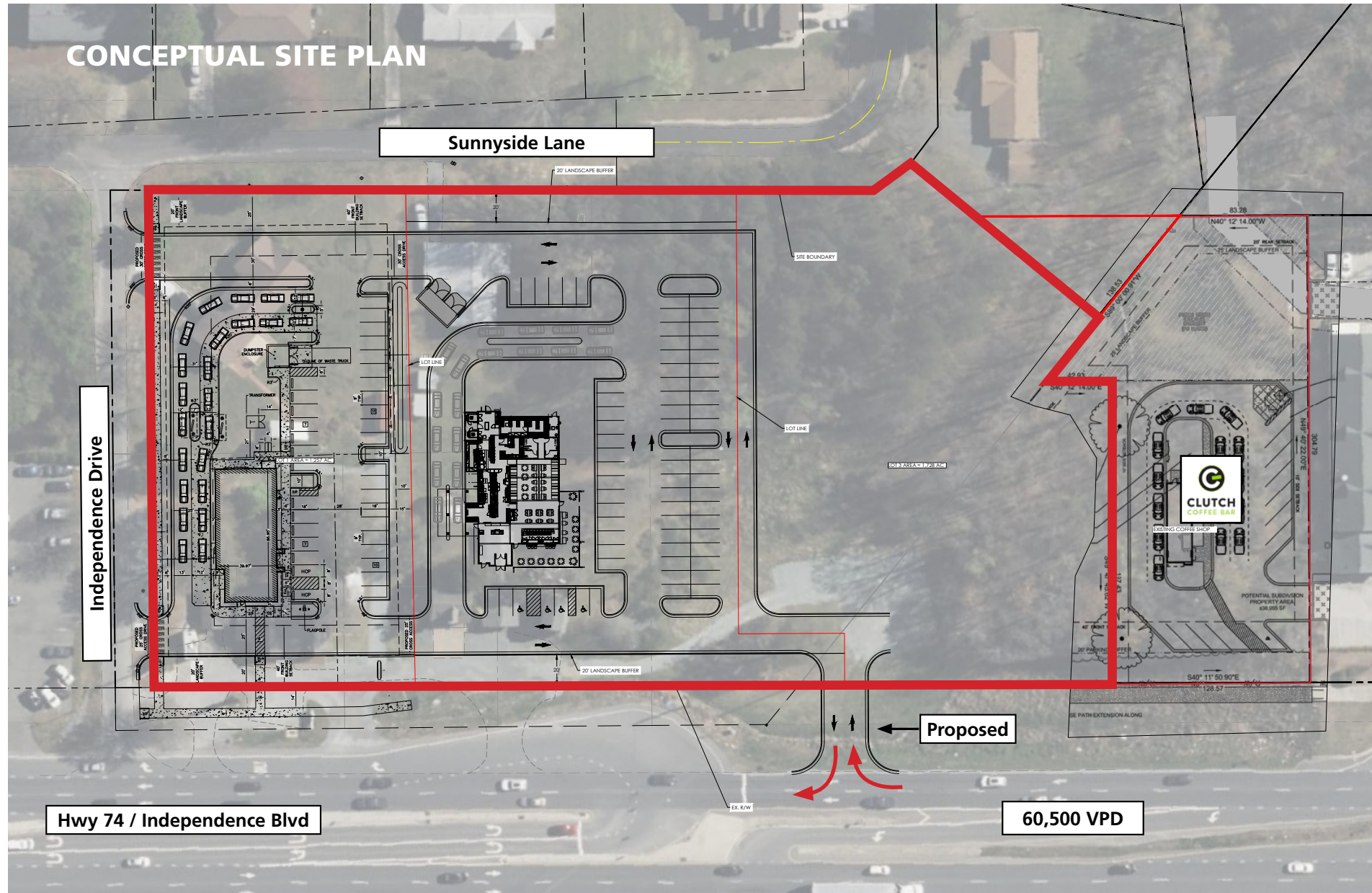
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LOCATION MAP

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INDIAN TRAIL
NORTH CAROLINA



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60,500 VPD



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NORTH CAROLINA

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SITE



Walmart SUPERCENTER | **verizon** | **NEMO'S REEF**
McDonald's | **Tanera BREAD** | **MARCO'S** | **DUNKIN' DONUTS**
SportClips (HAIRCUTS) | **SUBWAY** | **Little Caesars**
MURPHY USA | **bp** | **FIREHOUSE SUBS** | **SRBOR** | **UPS**
CATO | **SALLY BEAUTY**

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