



# ± 0.86 ACRES AVAILABLE LEXINGTON NC

INTERSECTION OF COTTON GROVE RD &  
FAIRVIEW DRIVE | LEXINGTON, NC 27292



## CONTACT

Spencer Brown | 704.644.4582  
sbrown@providencegroup.com

**PROPERTY / LEASE INFORMATION**

±0.86 Acres Available

For Lease or build-to-suit

Single or multi-tenant development options

Please call for pricing

**PROPERTY DESCRIPTION**

Site located on heavily traveled Cotton Grove Rd just off of I-85.

Future signalized access to site

New 80 unit multi - family development under construction nearby

Site to share a traffic signal with Sheetz

Area retailers include:



**DEMOGRAPHICS (2024)**

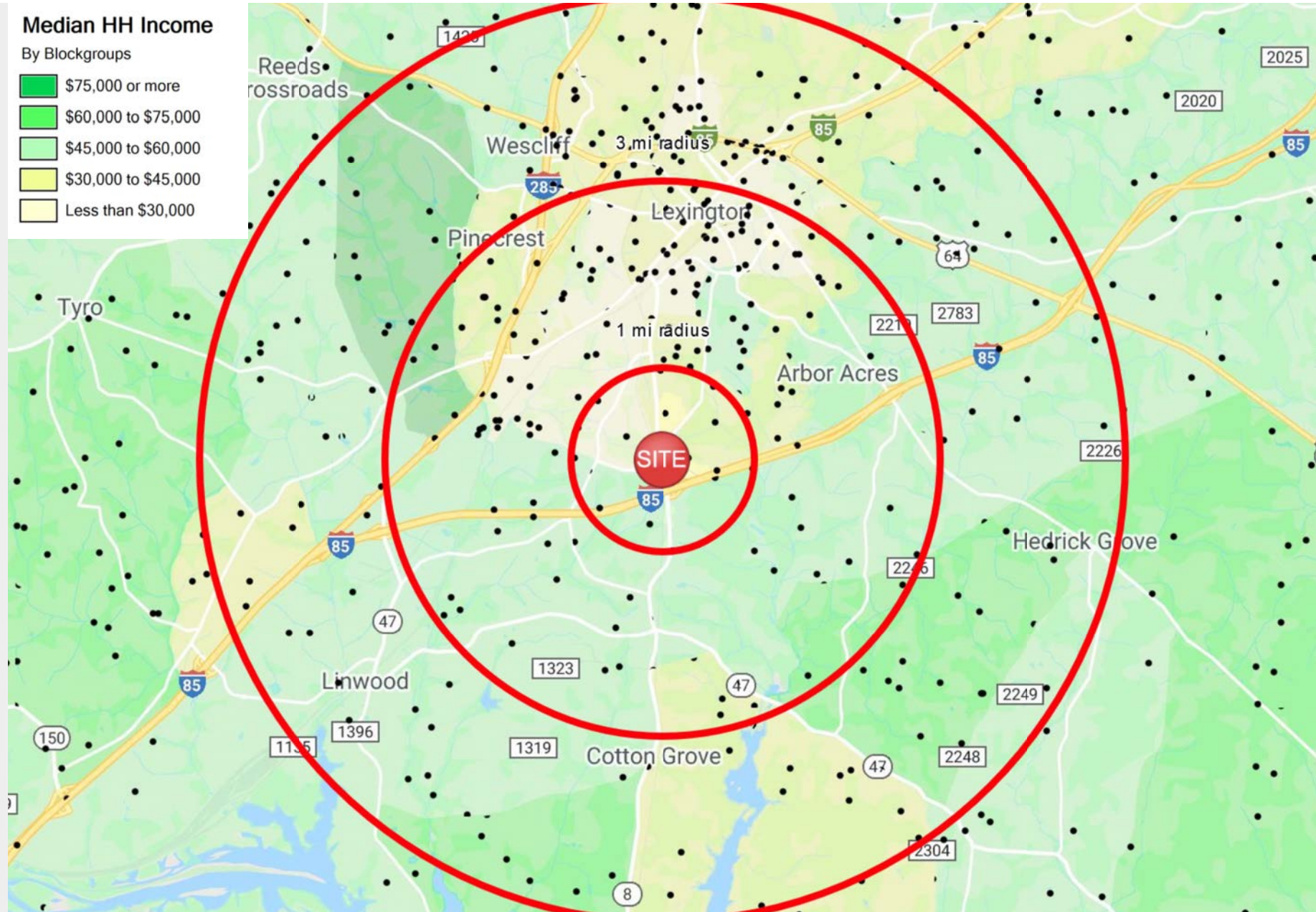
	1 MILE	3 MILE	5 MILE
POPULATION	2,019	18,677	37,370
AVERAGE HH INCOME	\$62,465	\$68,199	\$71,773
MEDIAN HH INCOME	\$46,452	\$54,182	\$55,962
BUSINESS ESTABLISHMENTS	131	925	1,520
DAYTIME EMPLOYMENT	1,699	8,906	14,855

**2024 TRAFFIC COUNTS (NCDOT)**

- 24,000 VPD on Cotton Grove Rd.
- 11,000 VPD on Fairview Dr.
- 55,500 VPD on I-85

**Median HH Income**

By Blockgroups



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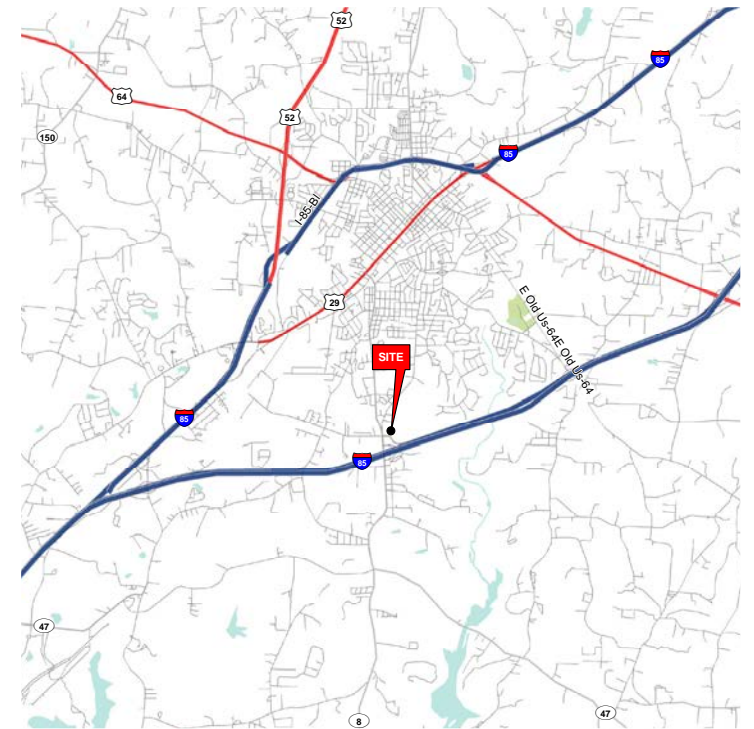
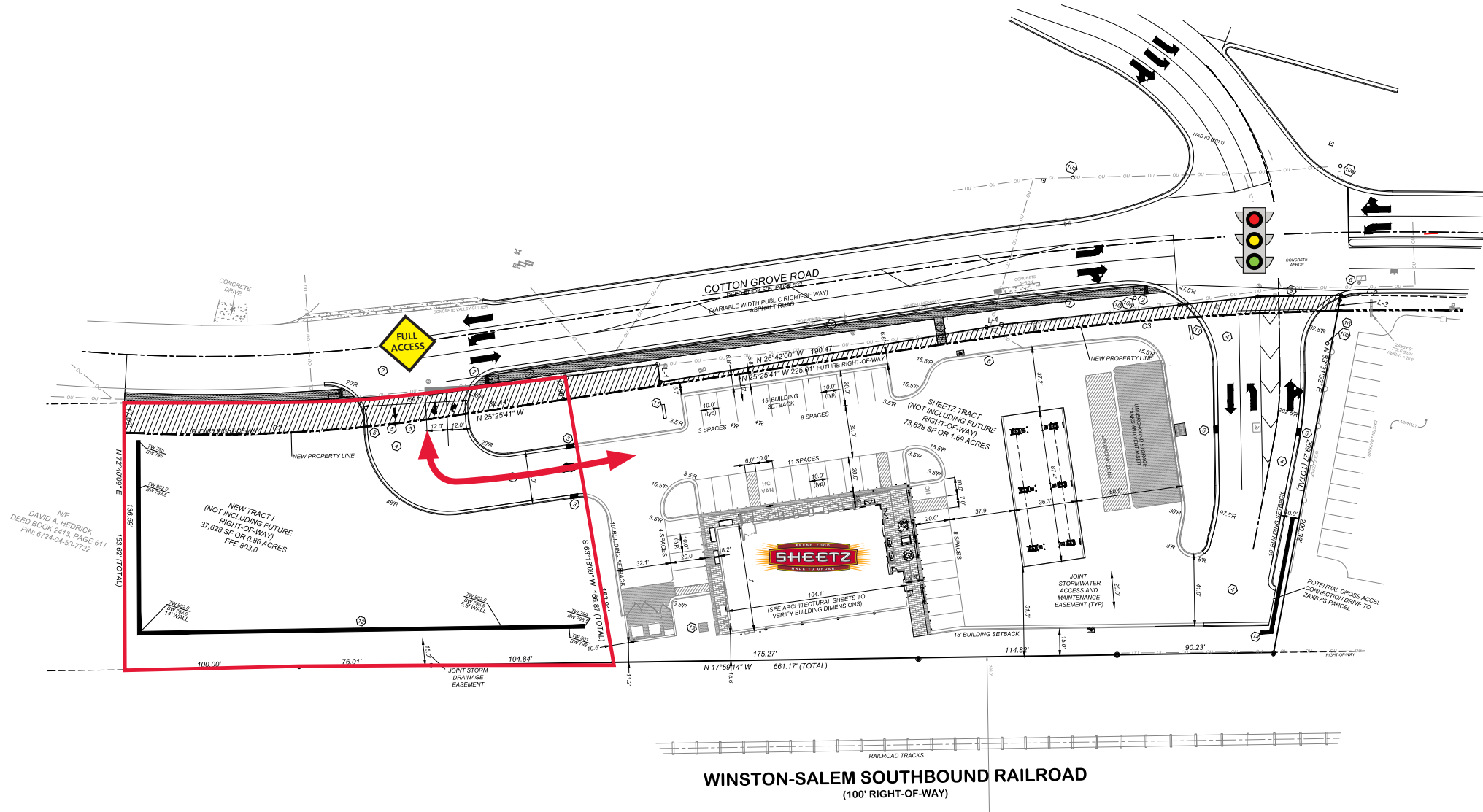
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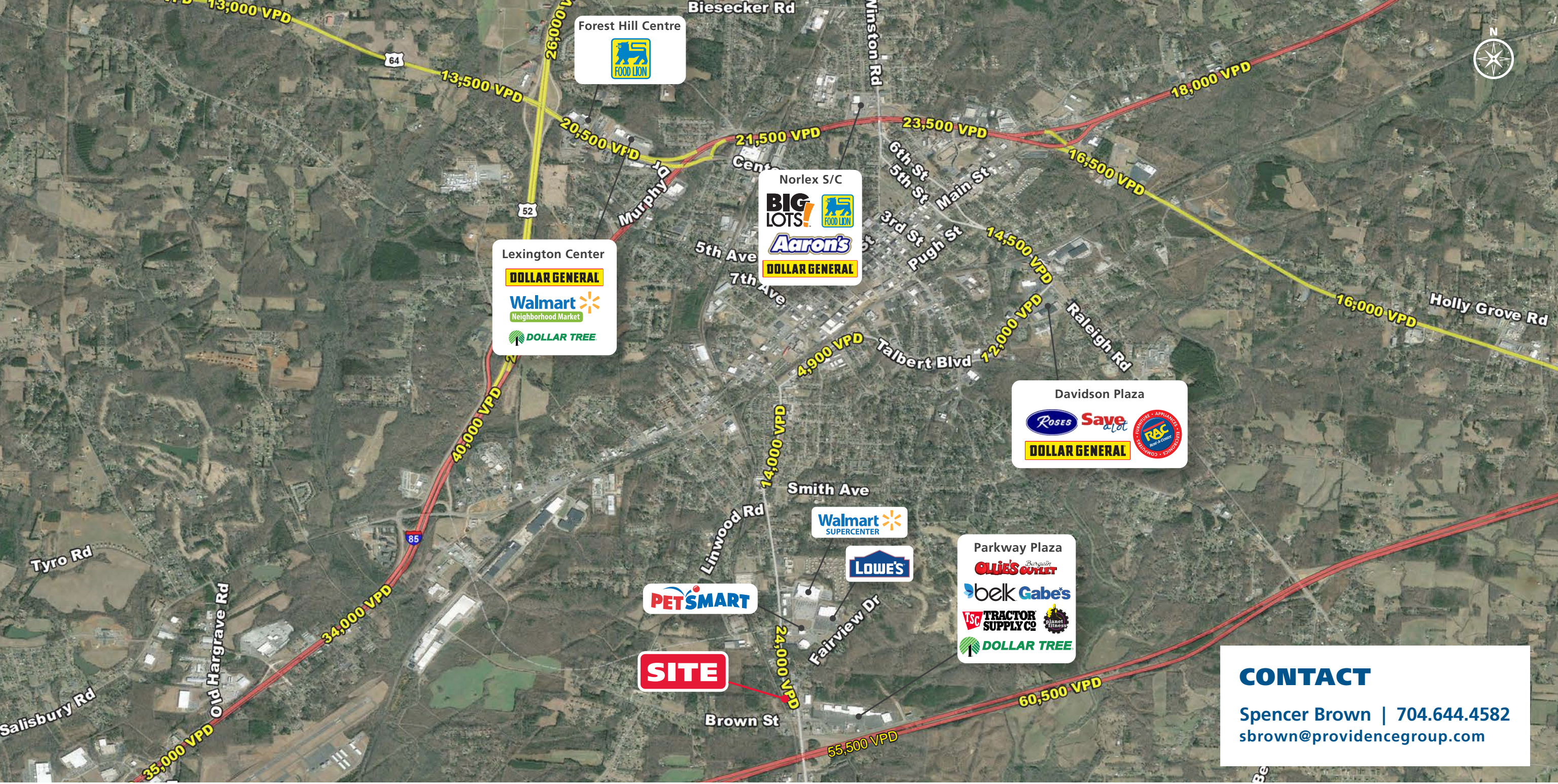
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