

± 38,588 SF FREESTANDING BUILDING AVAILABLE

145 COLLEGE AVE. | RUTHERFORDTON, NC 28139



CONTACT

Spencer Brown | sbrown@providencegroup.com | 704.644.4582

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PROPERTY / LEASE INFORMATION

- ±38,588 SF former Bi-Lo
- Please call for lease rate

PROPERTY DESCRIPTION

- Prominent location at the signalized intersection of College Avenue (Hwy 74) & W Main Street
- 208 parking spaces (5.4 per 1,000 SF)
- Pylon sign available
- Bi-Lo closing in May '21

2019 TRAFFIC COUNTS (NCDOT)

- 15,000 VPD on College Ave (Us-74 Alt W)
- 8,800 VPD on W Main Street

DEMOGRAPHICS (2019)

	3 MILE	5 MILE	7 MILE
POPULATION	13,581	24,132	34,874
AVERAGE HH INCOME	\$58,993	\$59,661	\$62,118
MEDIAN HH INCOME	\$47,571	\$46,463	\$47,213
BUSINESS ESTABLISHMENTS	954	1,554	1,854
DAYTIME EMPLOYMENT	10,871	16,048	18,292

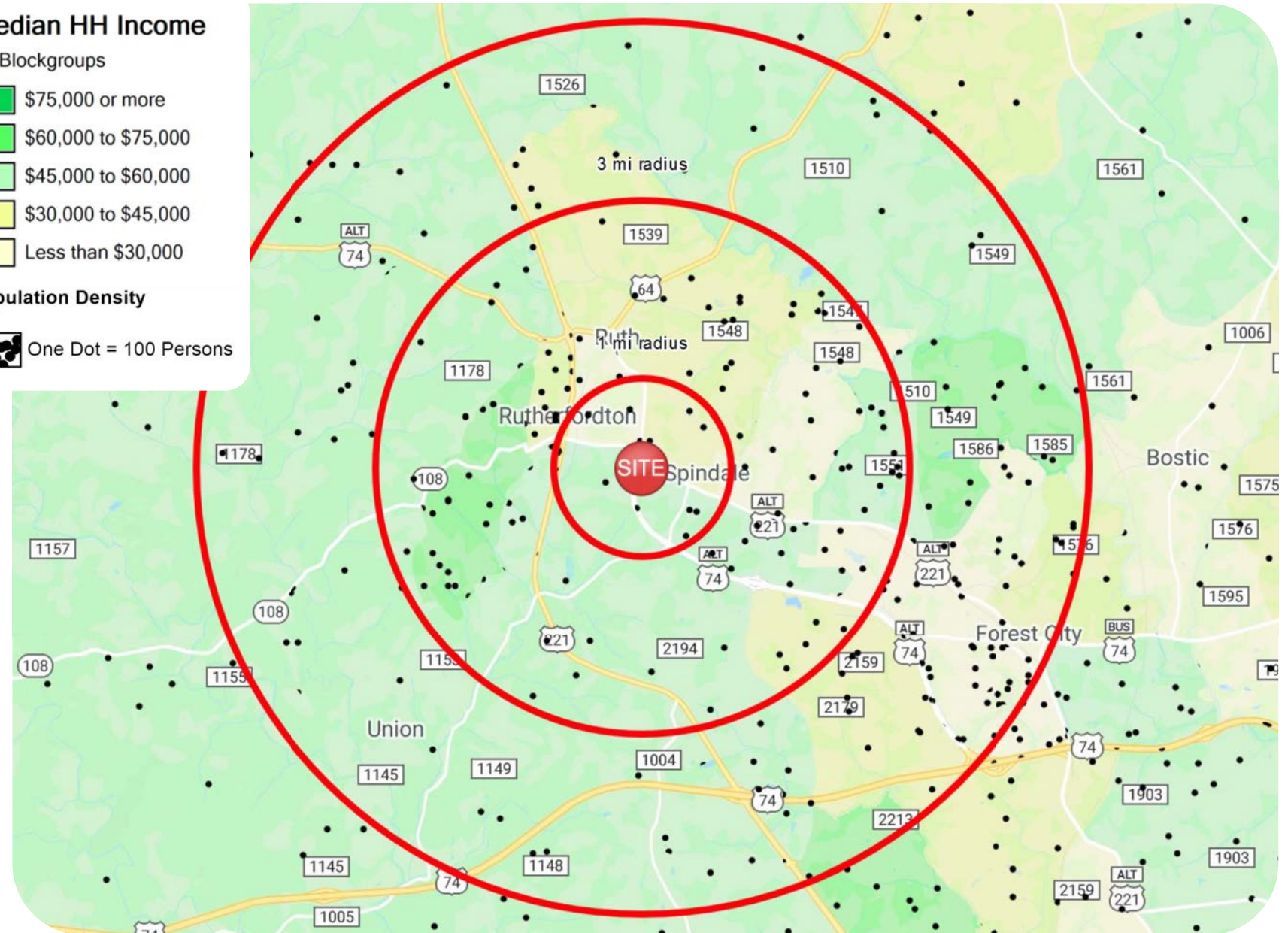
Median HH Income

By Blockgroups



Population Density

One Dot = 100 Persons



55.4%

WHITE COLLAR WORKERS *



44.6%

BLUE COLLAR WORKERS *



4.5%

UNEMPLOYMENT RATE *

* = 1 Mile Radius

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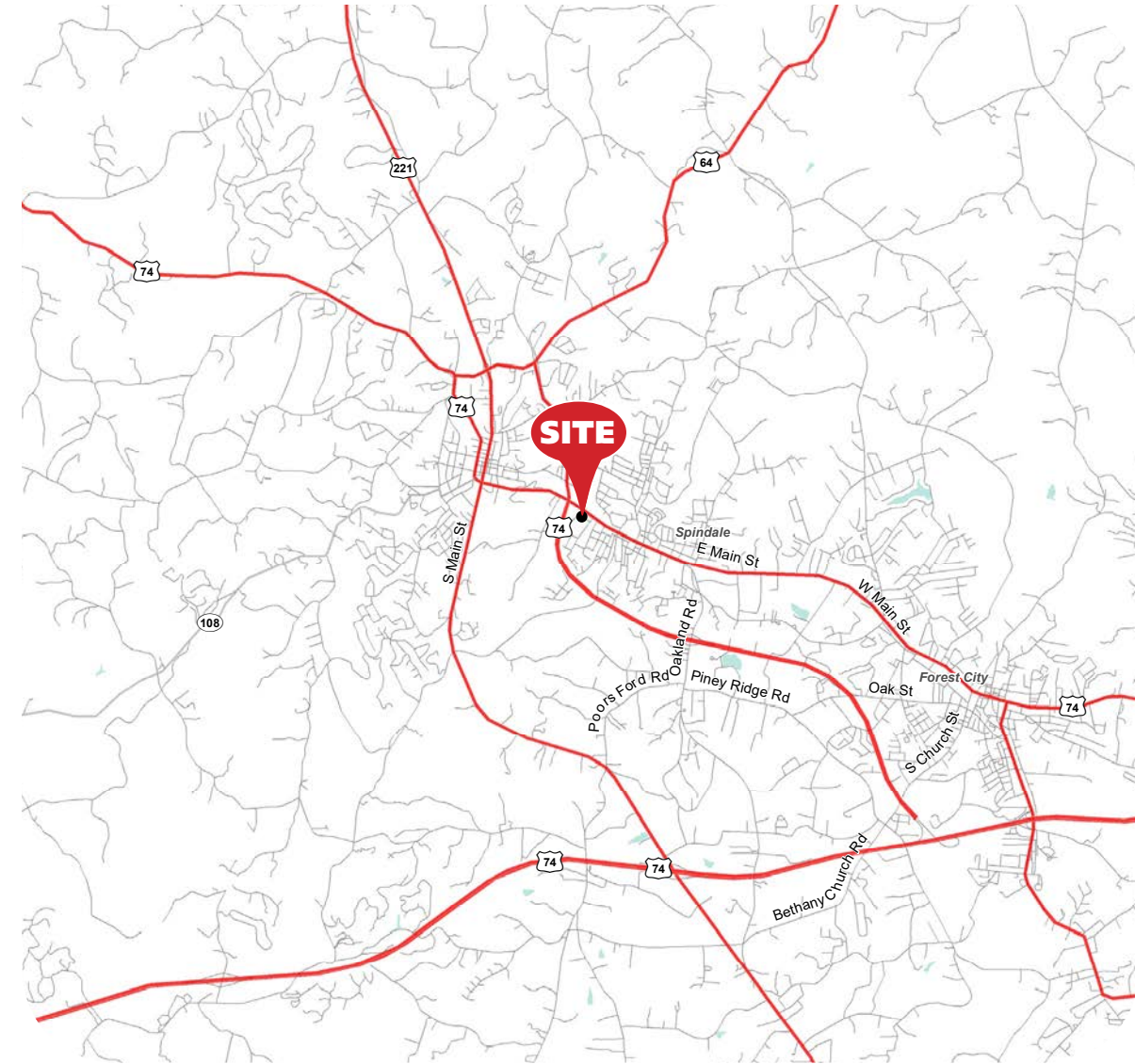
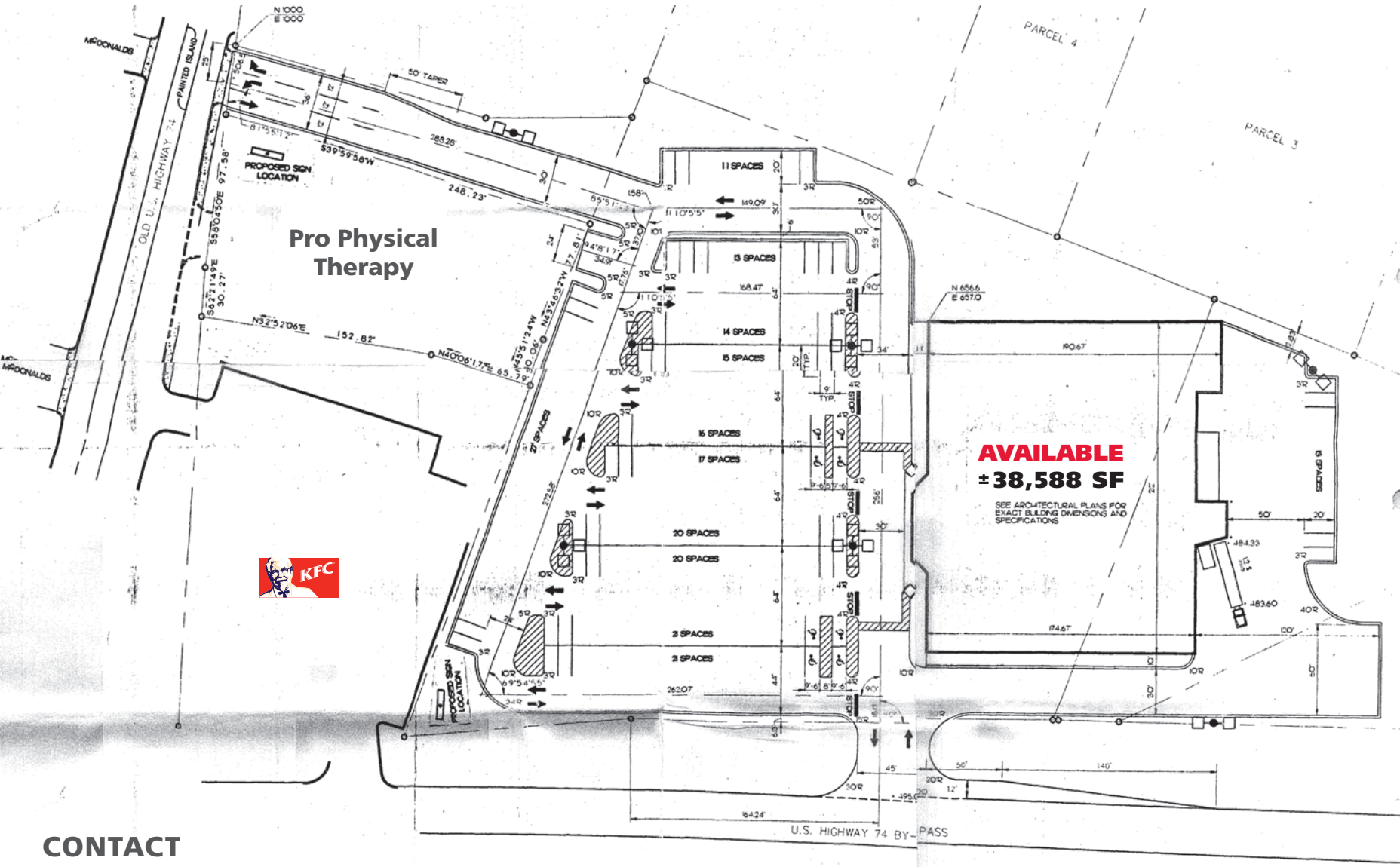
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RUTHERFORDTON
NORTH CAROLINA



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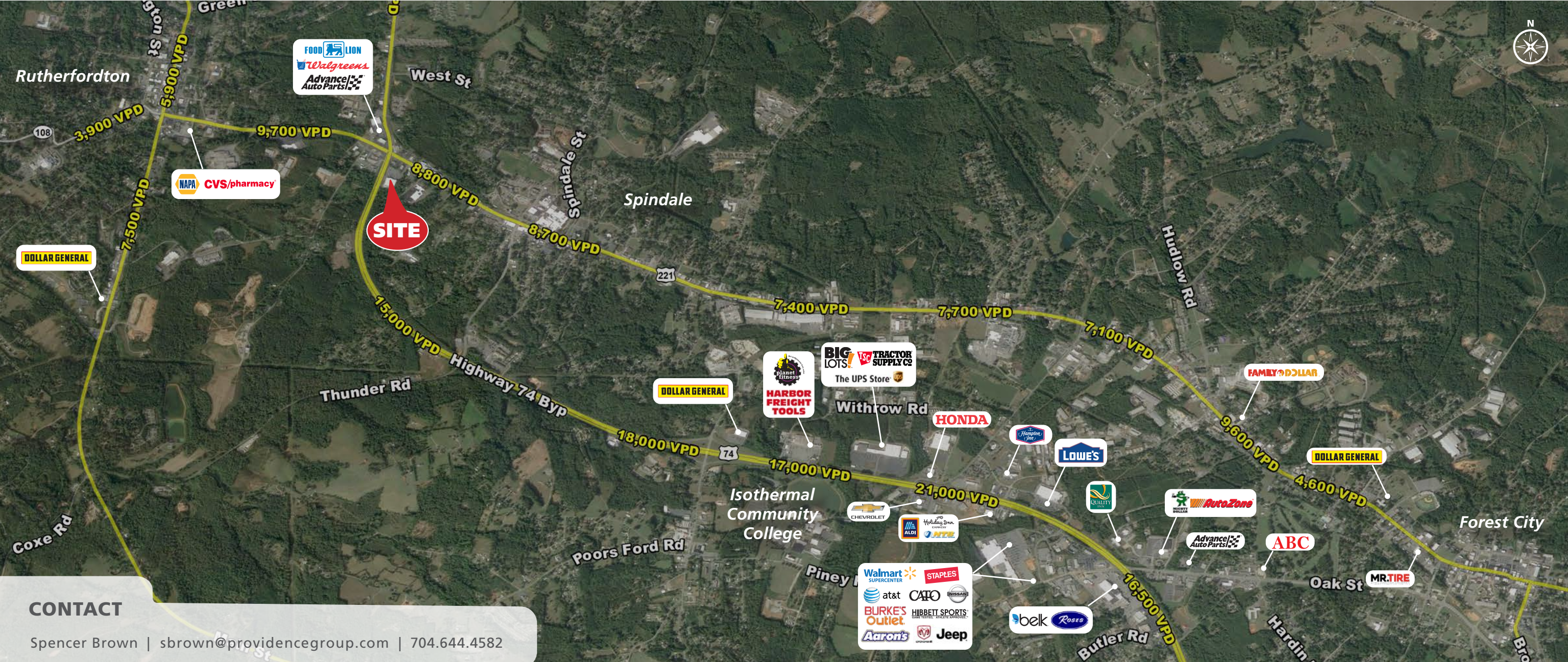


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