

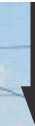
HARD CORNER 8,000 SF ON ONE ACRE

US-701 BYPASS AT PIREWAY RD | TABOR CITY, NC 28463

SITE



AVAILABLE
PYLON SIGN



CONTACT

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LEASE / INFORMATION OVERVIEW

This 8,000 square foot free-standing building is located at the best corner in the market. Family Dollar relocated in December 2022 into a new Dollar Tree combo store immediately behind the property.

PROPERTY HIGHLIGHTS

- Primary traffic light corner in the market
- Across the street from McDonalds & Food Lion
- Great visibility, access, and traffic
- US-701 Bypass is a major corridor linking Charlotte / Raleigh / Fayetteville to Myrtle Beach and points south
- For lease, ground lease, or redevelopment
- Traffic Counts on US-701 Bypass: 10,000 VPD
- Nearby retailers include:



2022 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	10 MILE
POPULATION	4,139	8,775	16,043	27,538
AVERAGE HH INCOME	\$52,124	\$57,866	\$55,661	\$52,770
BUSINESS ESTABLISHMENTS	166	233	513	644
DAYTIME EMPLOYMENT	1,021	1,459	4,541	5,437

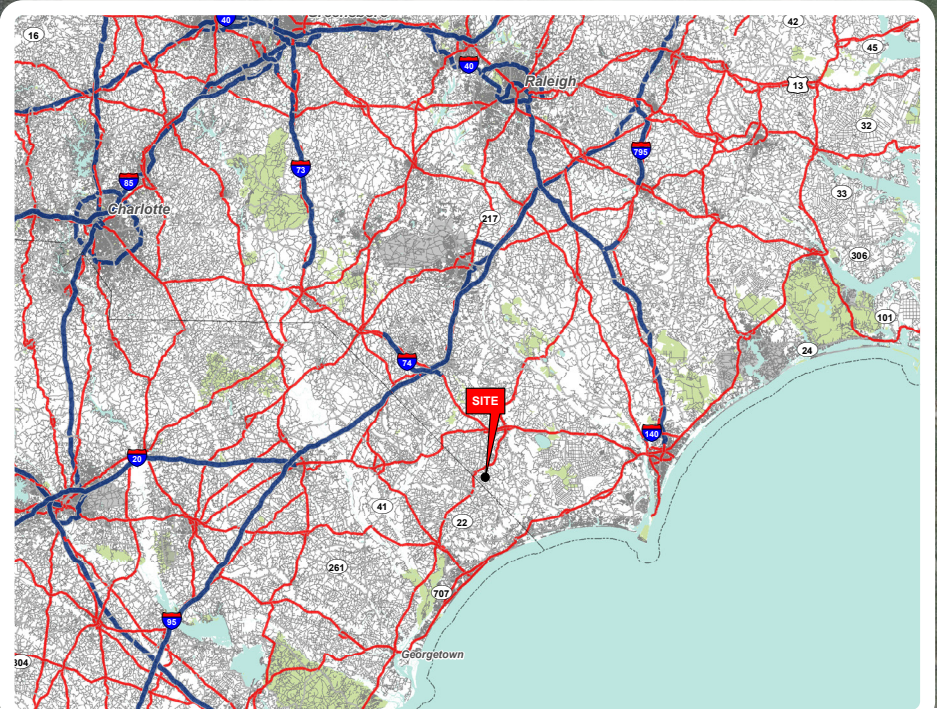


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