

RETAIL, OFFICE, & FLEX SITES AT WAL-MART | CONOVER, NC

1409 N NC 16 HWY CONOVER, NC 28613



SPECIFICATIONS:

- A: \$450,000/acre
- B: \$125,000/acre
- C: \$95,000/acre
- D: \$75,000/acre

Be a part of the growth happening in Conover! New Wendy's on the corner. Retail opportunity with visibility from the traffic light, just behind Wendy's with shared access to the new street off Northern Dr. NW. Remaining acreage would be great for office, medical, or flex space with easy access and a beautiful setting with the Lyle Creek Greenway entrance across from the property.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

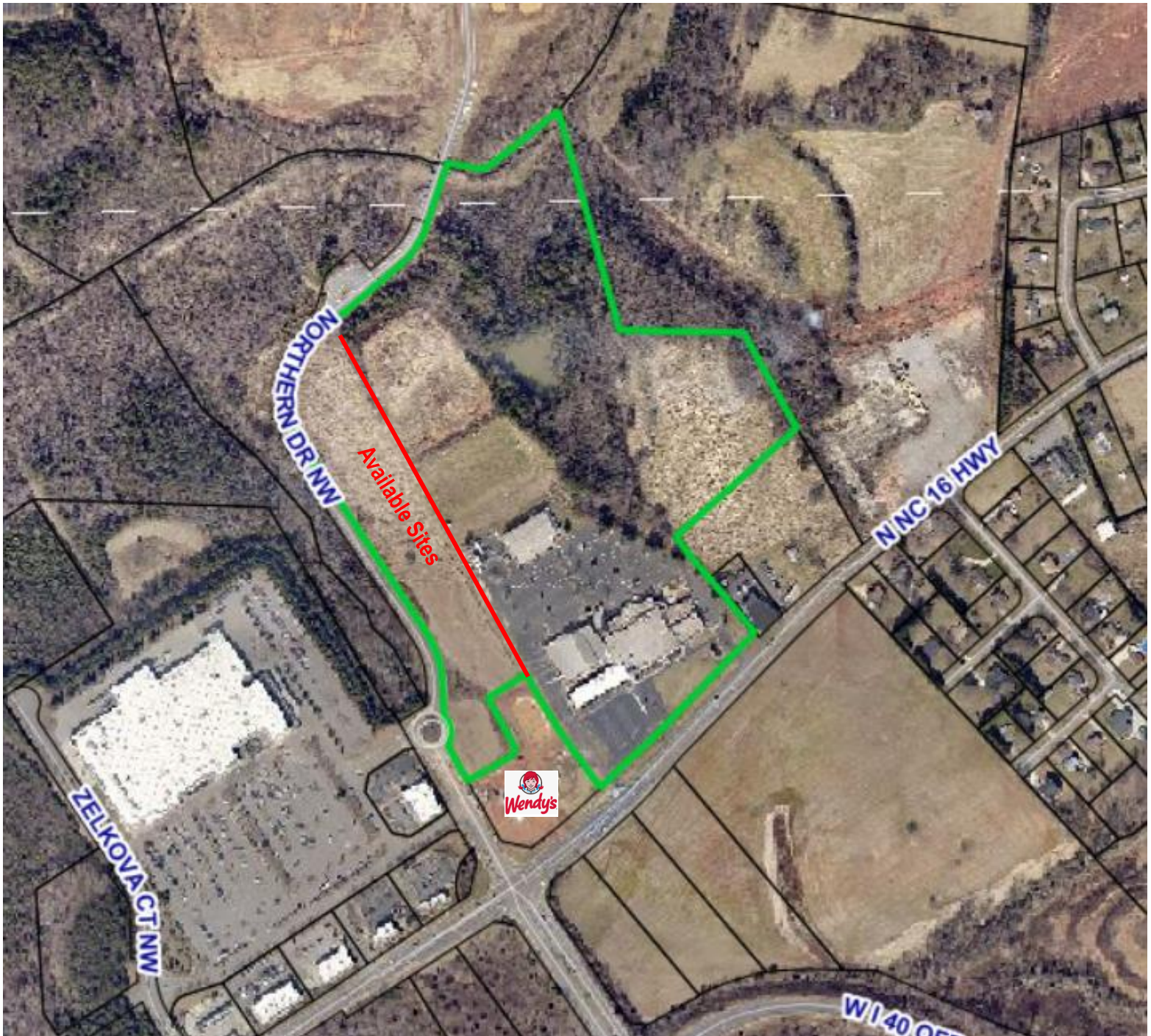
3031 North Center Street

hickory, nc 28601

www.commercialfirst.net

AERIAL

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SITE

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Conover is located in the western piedmont area of North Carolina and is part of the Hickory Metropolitan Statistical Area (MSA), the sixth largest MSA in the state. Conover is located approximately 50 miles northwest of Charlotte; 60 miles west of Winston-Salem; and 80 miles east of Asheville, and is the geographic center of Catawba County. Interstate 40 traverses through the City along with other major roads including US 70, US 321, US 70A, and NC 16. As of June 2016, the land area of the City is 10.96 square miles with a resident population of 8,301.

City of Conover #7 "Best Commuter Cities in North Carolina" -Obrella.com

#6 "Best Places to Start a Business in North Carolina" -NerdWallet.com

"One of the 50 Safest Cities in North Carolina" -Safewise.com

50 SAFEST CITIES IN NORTH CAROLINA

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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	1,373	15,235	45,202
Total Households	598	6,322	18,142
Median Household Income	\$60,304	\$59,102	\$54,425
Total Employees	58	806	2,071

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