

COMMERCIAL ACREAGE IN GRANITE FALLS

355 S MAIN STREET GRANITE FALLS, NC 28630



COMMERCIAL FIRST



AERIAL



First Baptist Church
Of Rhodhiss

Sunset Meadows
\$300K +/- Homes

S Main St. (5,590 CPD)



(33,570 CPD)

HONDA
of North Carolina



LAKE HICKORY
VETERINARY
HOSPITAL

Walmart

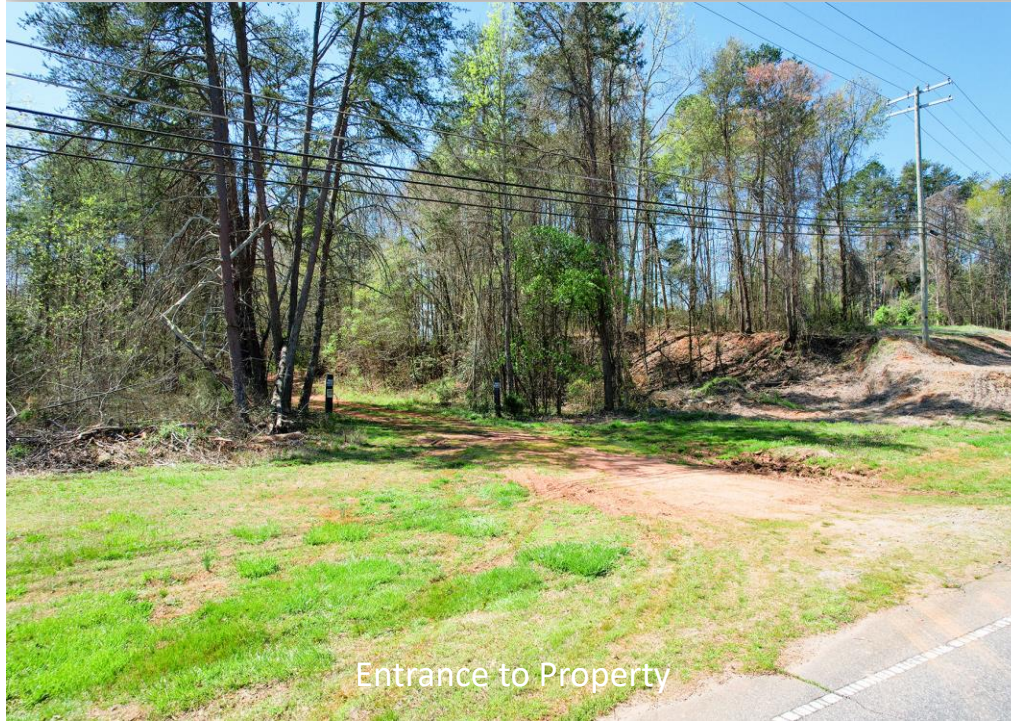
EmergeOrtho

Bojangles

Active Railroad
tracks

Lake Hickory

DETAILS



Entrance to Property

SPECIFICATIONS

Price: \$4,375,000

Acres: 130 +/-

Scenic, rolling land with breathtaking mountain views ideal for residential development! Proximity to modern conveniences and the charming town of Granite Falls, NC make the location of this 130 +/- Acres ideal. Property is currently in the Town of Granite Falls ETJ and will need to be annexed for access to utilities.

Please contact the Town of Granite Falls for more information regarding zoning and use.

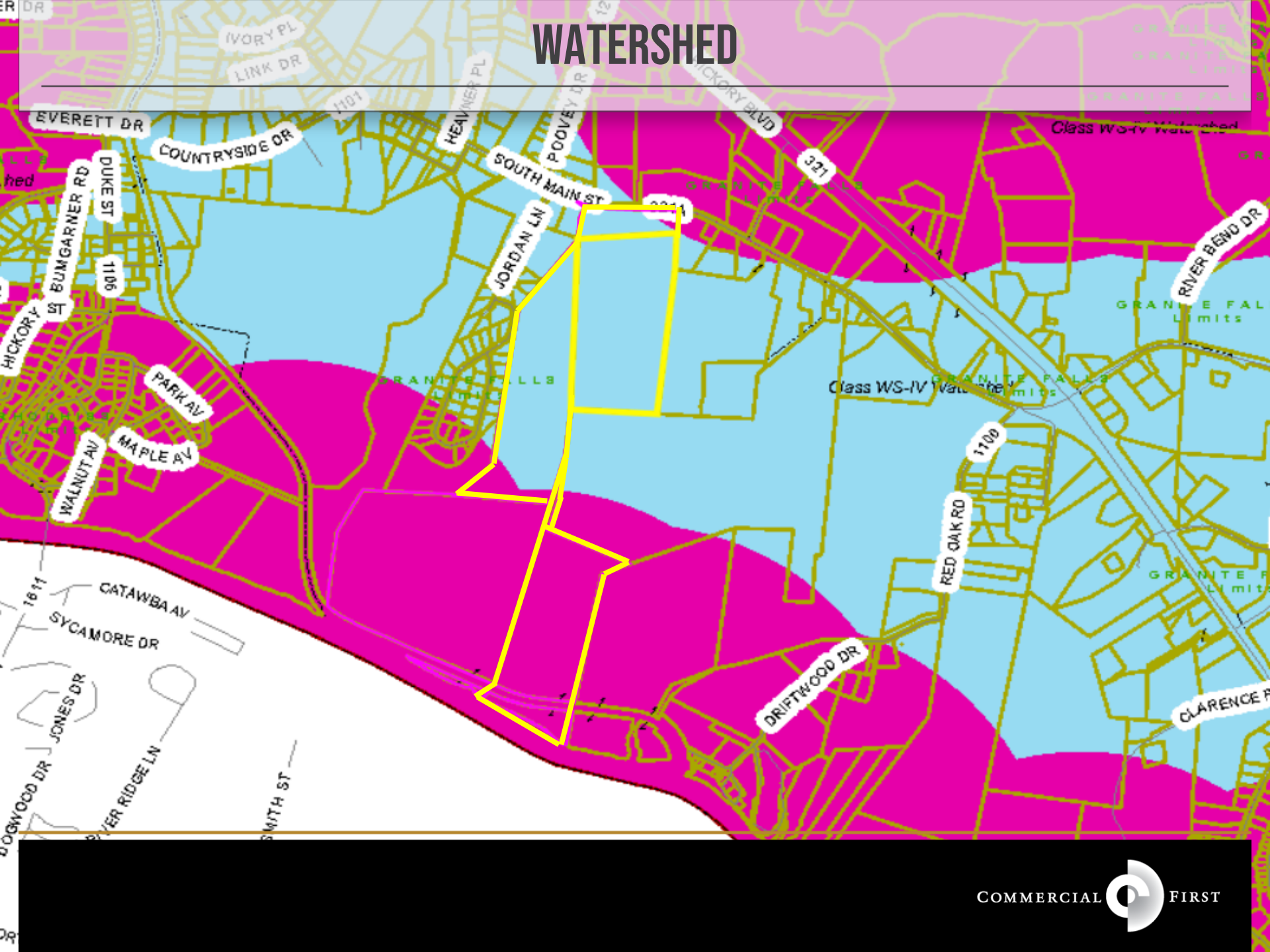
*Currently there is no access to the lake frontage due to the railroad tracks.

*Property lines are not to scale.

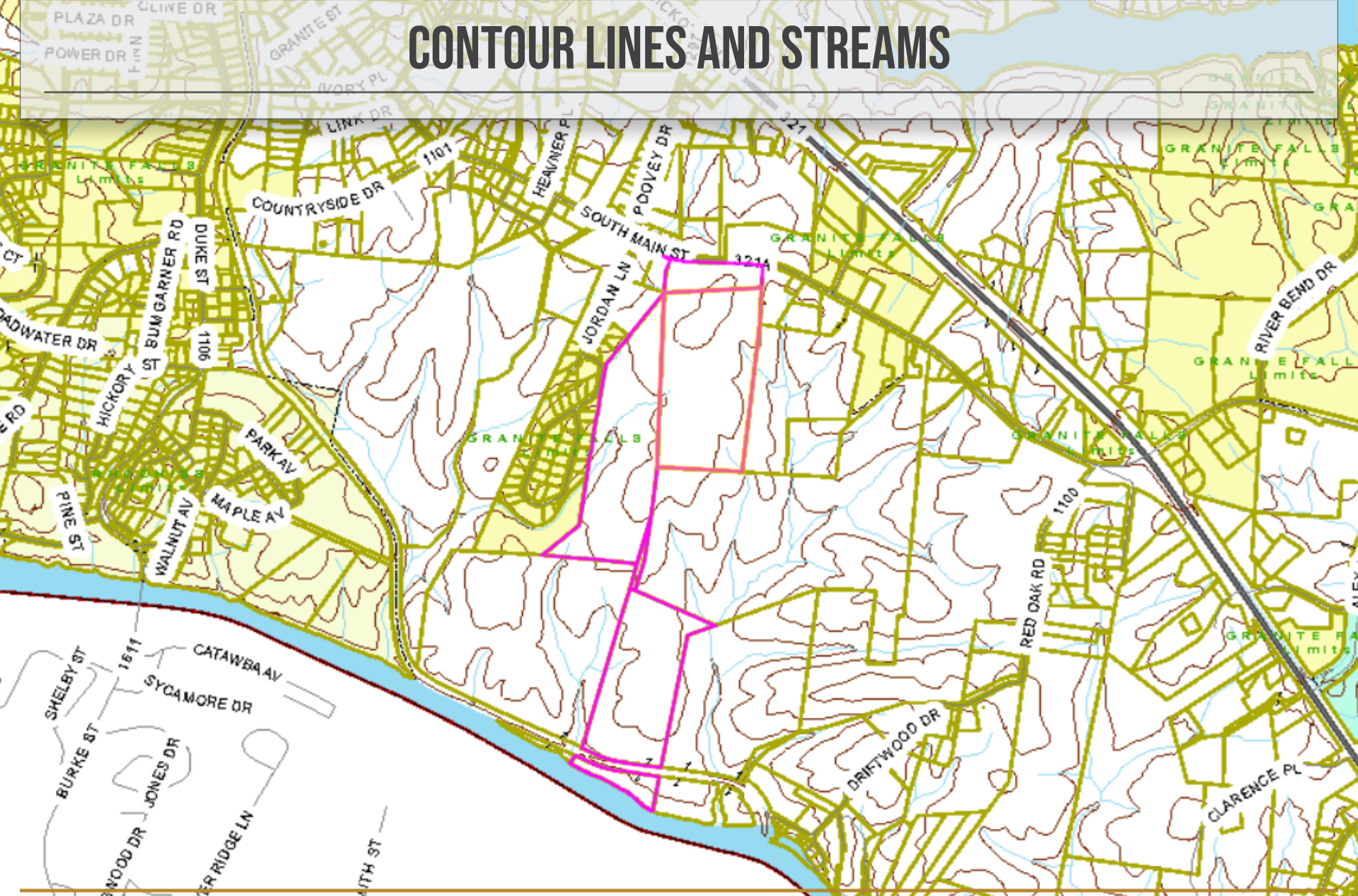
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	1,845	17,054	33,876
Total Households	751	7,109	14,046
Median Household Income	\$41,983	\$39,978	\$40,625
Total Employees	816	6,221	9,882

WATERSHED



CONTOUR LINES AND STREAMS



FOR MORE INFORMATION:

Ryan Lovern
828.446.8266
ryan@commercialfirst.net
www.commercialfirst.net

3031 N Center St.
Hickory, NC 28601

COMMERCIAL FIRST



Commercial Real Estate | Site Selection

