

# 45 + ACRES | CONOVER, NC

1750 LAP ROAD NE CONOVER, NC 28613



## SPECIFICATIONS

**Price:** \$3,772,000

**Acres:** 45.88 +/-

**Zoning:** R-20/B-2

**Road Frontage:** 700 + feet

Interstate visibility with over 39,000 cars per day passing this site! Access on Lap Rd. from Rock Barn Rd. Centrally located and close proximity to the regions own Rock Barn Golf and Spa. Cell phone Tower with access easement and Lamar Billboard is also on the property.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

**Ryan Lovern**

828.446.8266

[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 North Center Street

Hickory, NC 28601

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# SITE

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# DEMOGRAPHICS

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**1 Miles:**

**3 Miles:**

**5 Miles:**

## POPULATION: 2017

Total Population	797	15,945	42,342
Median Age	47.3	40.6	38.8
Employees	940	13,321	29,877
Establishments	69	761	1,727

## INCOME: 2017

Median HH Income	\$58,262	\$51,721	\$46,586
Average HH Income	\$86,768	\$67,856	\$59,034
Per Capita Income	\$38,611	\$27,752	\$23,477

## HOUSEHOLDS: 2017

Total Households	354	6,499	16,667
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## HOUSING: 2017

Owner Occupied Housing Units	75.6%	69.1%	66.8%
Renter Occupied Housing Units	20.1%	26.0%	27.5%
Vacant Housing Units	4.3%	4.9%	5.7%

## RACE: 2017

White	87.8%	78.4%	75.8%
Black	3.8%	7.9%	8.9%
Asian or Pacific Islander	4.8%	6.2%	6.0%
American Indian or Alaska Native	0.1%	0.3%	0.3%
Other Races	3.5%	7.3%	8.9%

## ETHNICITY: 2017

Hispanic	3.9%	10.3%	12.8%
Non-Hispanic	96.1%	89.7%	87.2%

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