

# COMMERCIAL LAND

## HICKORY GROVE ROAD - DUNLAP



### PROPERTY DETAILS

- Two parcels for sale on the corner of Route 40 and Hickory Grove Road.
- 11.74 buildable acres with a preliminary plat available.
- Located 2 miles from Route 6.
- Traffic counts of 11,100 cars per day.
- Signalized intersection.
- Lease in place since 2002 with Adams Outdoor provides income from the billboard onsite.

LOT SIZES	0920376002: 9.80 ACRES 0920351006: 1.94 ACRES
ZONING	C2 & A2
REAL ESTATE TAXES (2022)	\$1,427.60
SALE PRICE	<del>\$999,000</del> - <b>NOW \$949,000</b>



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