

NOT ACTUAL SUBJECT PROPERTY



**OUTPARCEL FOR SALE OR BUILD-TO-SUIT**

# TRACTOR SUPPLY ANCHORED OUTPARCEL

726 SOUTH MAIN STREET (HWY 21), TROUTMAN, NC 28166

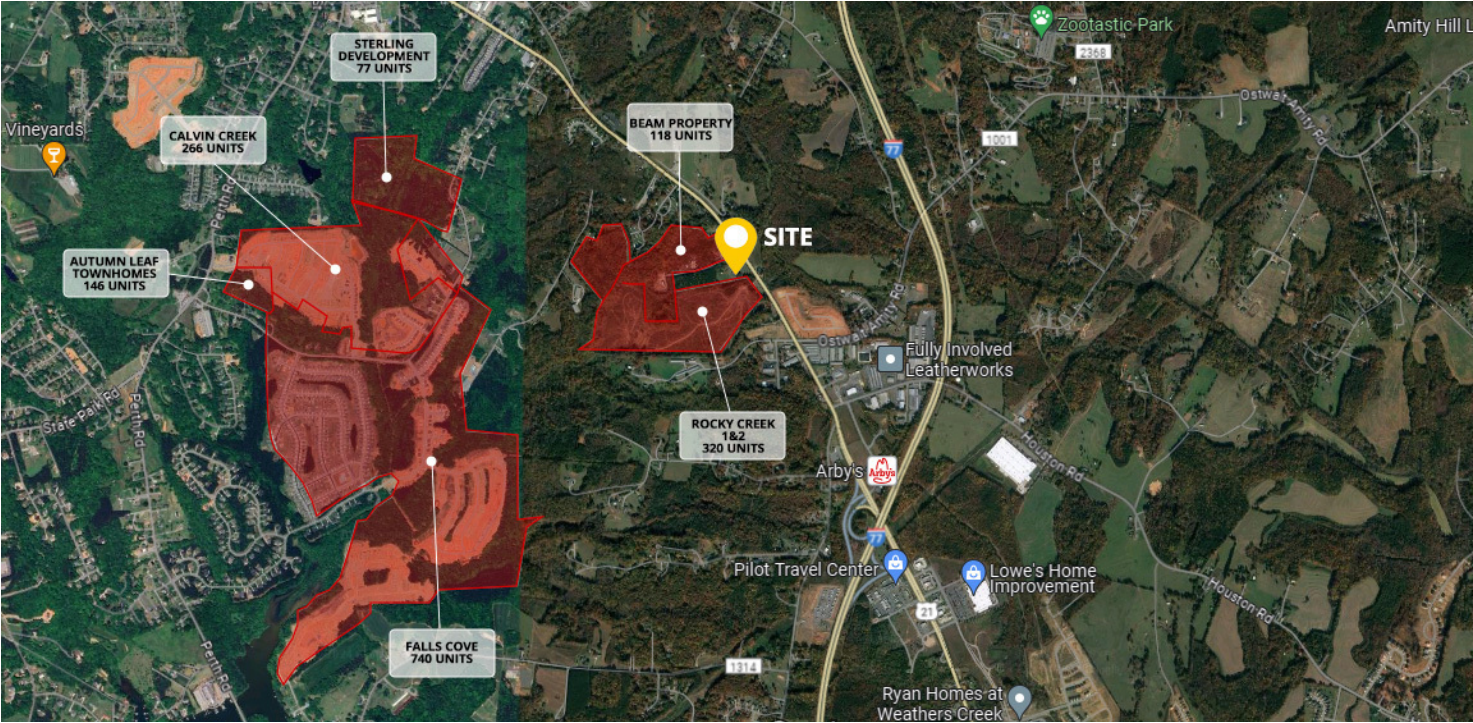




# TRACTOR SUPPLY ANCHORED OUTPARCEL

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Located near the bustling Interstate 77 corridor, this site offers excellent potential for a business venture. Situated in a Highway Business zone, the location ensures maximum visibility and accessibility. With utilities already stubbed to the site, it's pad-ready. Positioned as an outparcel to the newly constructed Tractor Supply, seize this chance to establish a presence in a thriving community.

### PROPERTY HIGHLIGHTS

- Site to be pad ready with utilities stubbed to the site
- Zoned Highway Business
- Outparcel to newly constructed Tractor Supply (estimated opening in August 2024)
- Excellent traffic counts: Interstate 77 with 72,300 VPD & Highway 21 with 13,400 VPD

### OFFERING SUMMARY

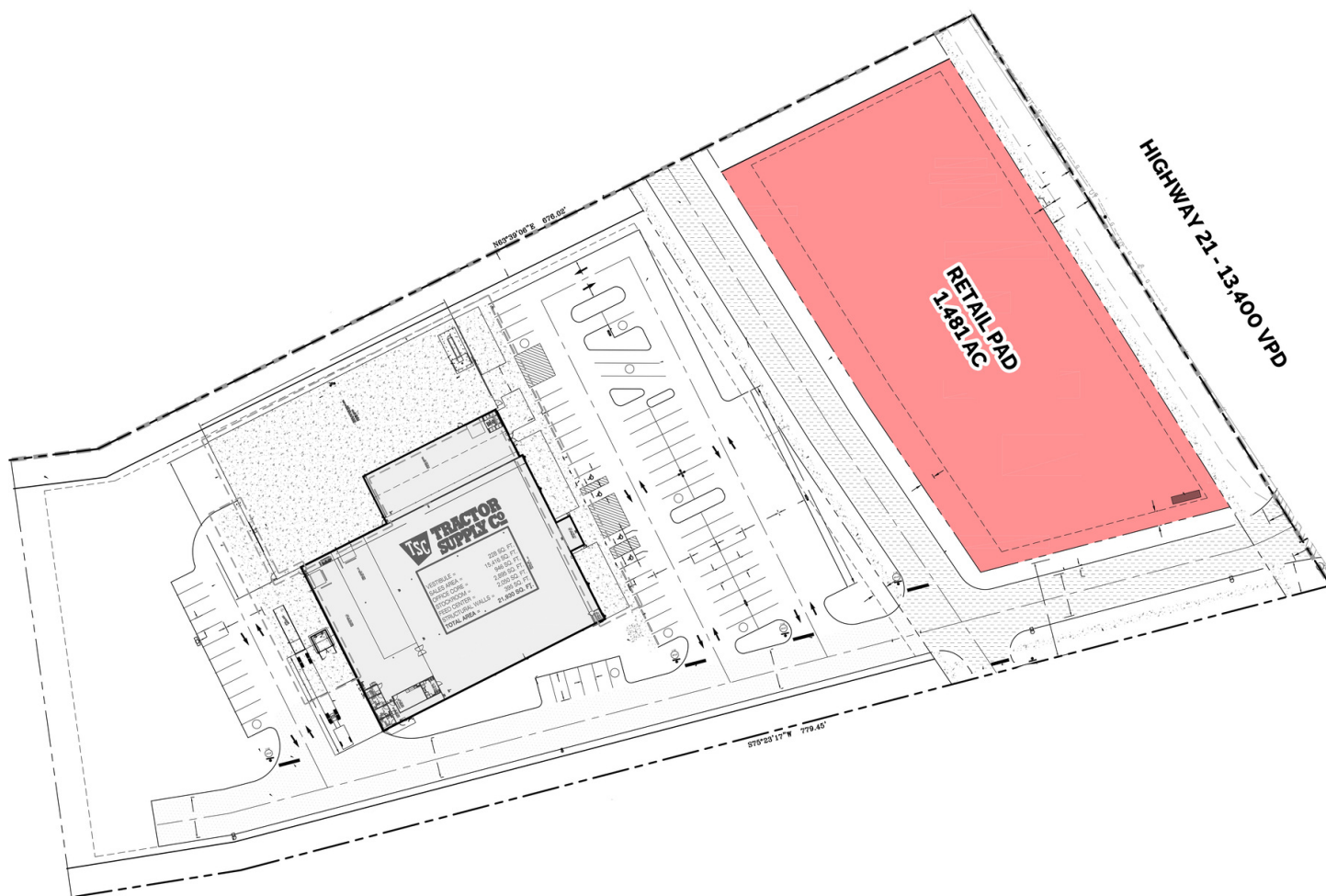
Sale Price:	\$1,100,000
Lot Size:	1.48 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,400	10,635	55,942
Total Population	11,054	25,364	130,001
Average HH Income	\$72,582	\$77,553	\$78,510

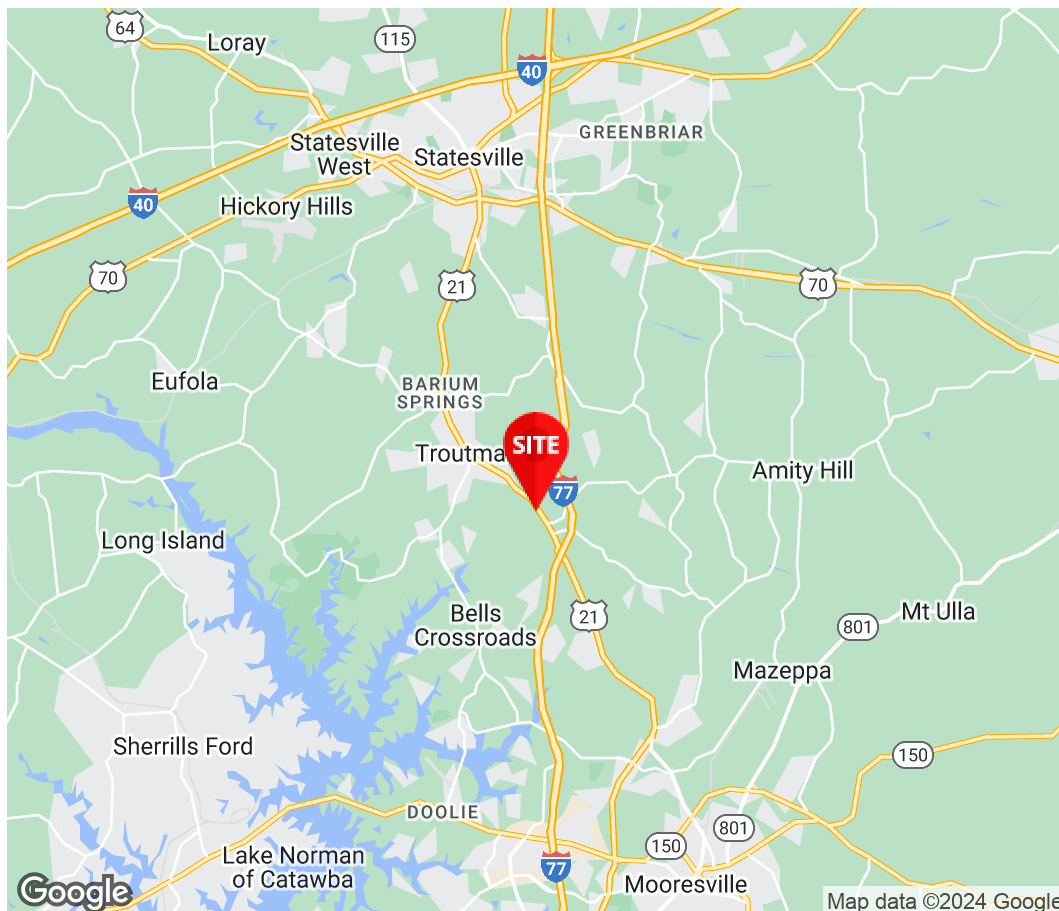
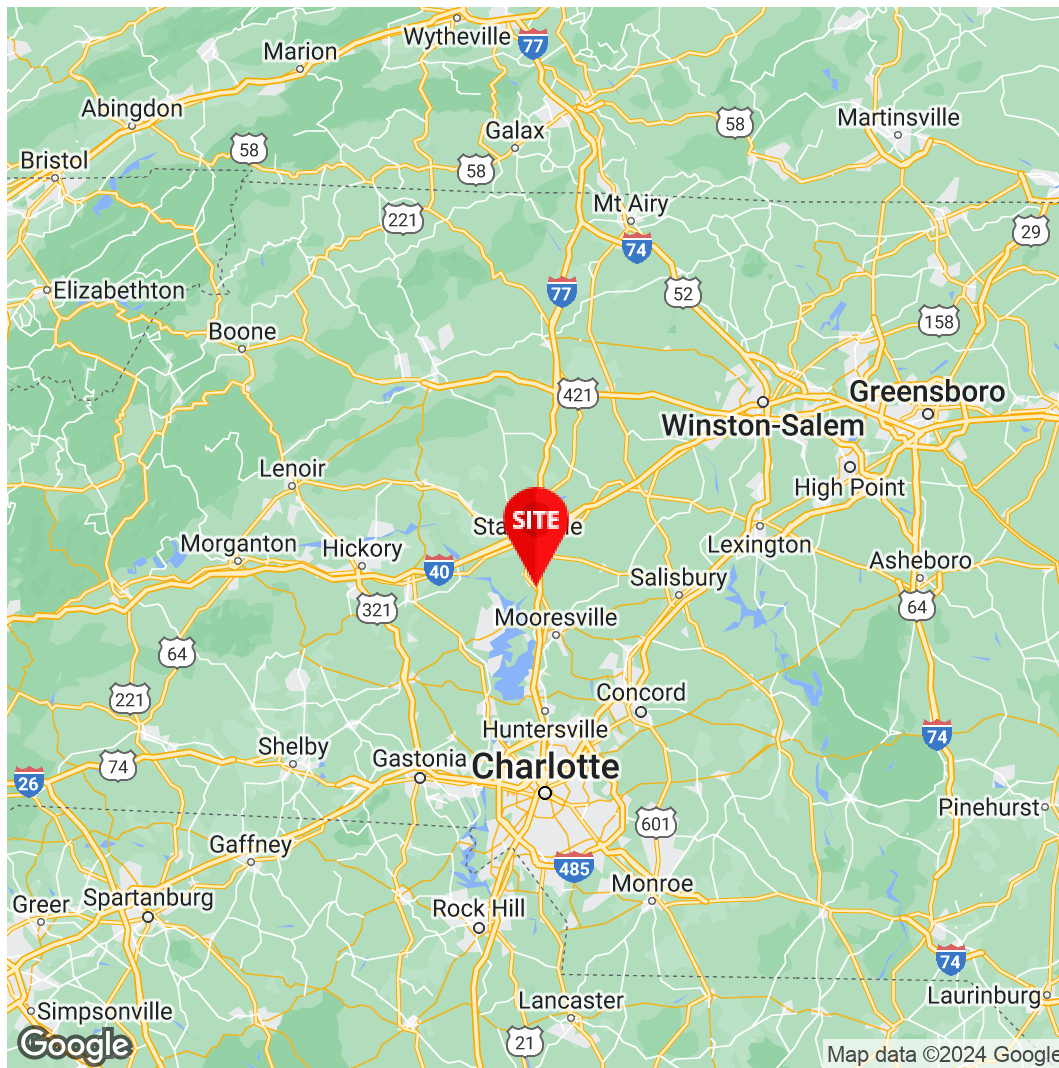
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