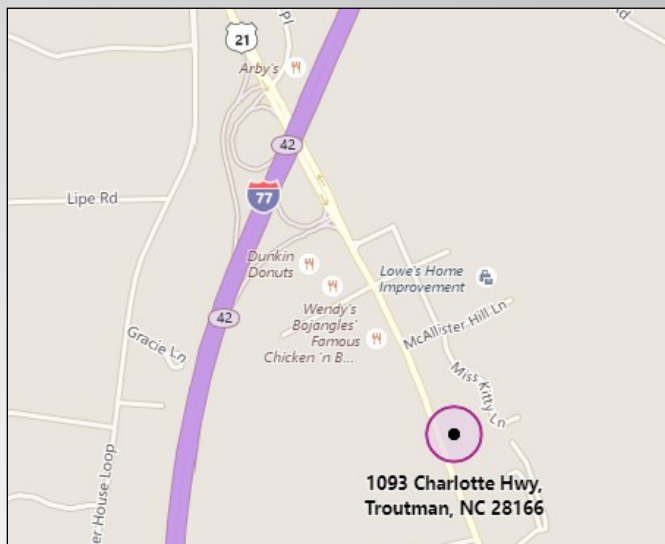


1093 Charlotte Hwy, Troutman, NC



AVAILABLE FOR SALE

\$ 589,900

± 1.34 Acres—Zoned HB

Located on Charlotte Hwy (Hwy 21) at I-77 Exit 42. This property is in the fast growing area of Troutman. Surrounding development includes Lowes Home Improvement, McDonalds, Sheetz, Pilot Travel Center, Wendy's, Taco Bell, Dunkin Donuts and More! Zoned HB and located on the same side of Charlotte Hwy as Lowes, this property is perfect for restaurants, retail, sales, office, medical, and many other uses allowed in Highway Business. Water and sewer are available to this site! Please call or email for additional information about this great site with huge potential.

For more information please contact:

Lewis Spivey

704.363.1401

Lspivey@equitycp.com



Equity Commercial Properties

114 Morlake Dr.
Suite 104
 Mooresville, NC

Office 704-799-9202
EquityCP.com

1093 Charlotte Hwy—Parcel Info

Troutman, NC

EquityCP.com



Equity Commercial Properties

114 Morlake Dr.
Suite 104
Mooresville, NC

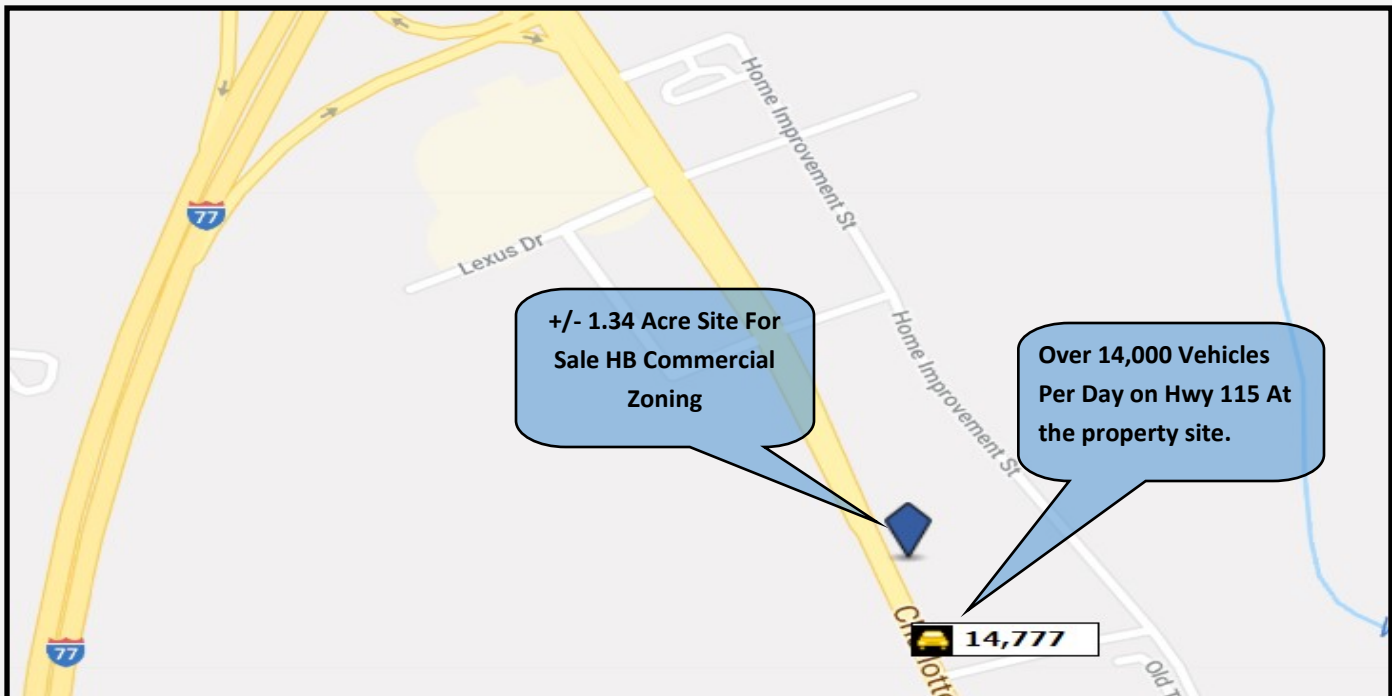
Office 704-799-9202
EquityCP.com

Demographics & Traffic Count

Troutman, NC

EquityCP.com

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	335	11,468	26,779
2024 Population:	356	12,378	28,921
Pop Growth 2019-2024:	6.27%	7.94%	8.00%
Average Age:	38.70	39.60	39.50
Households			
2019 Total Households:	129	4,315	10,240
HH Growth 2019-2024:	6.20%	7.79%	8.02%
Median Household Inc:	\$57,727	\$57,690	\$61,071
Avg Household Size:	2.60	2.60	2.60
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$157,291	\$181,352	\$206,952
Median Year Built:	1993	1993	1994



Equity Commercial Properties

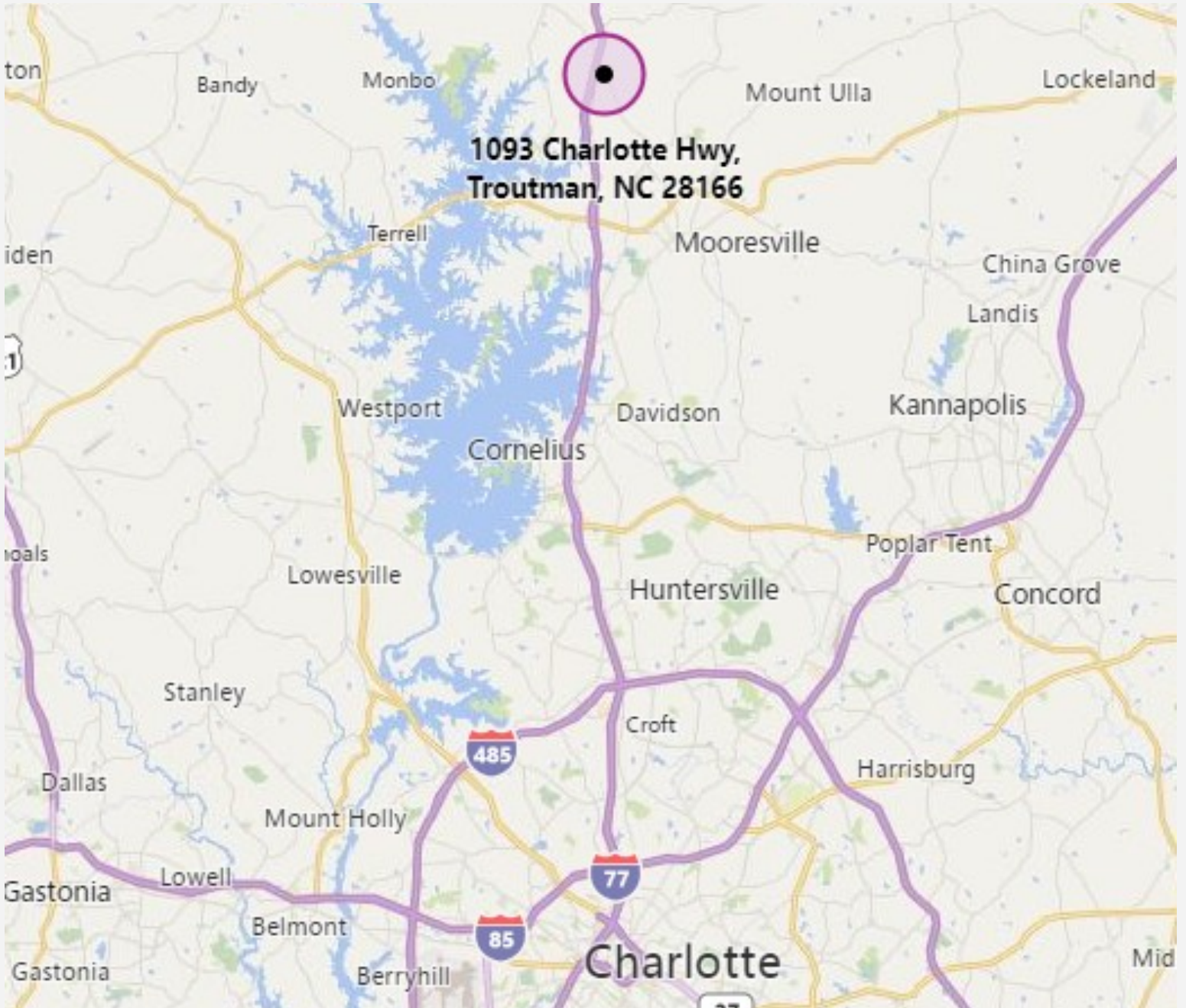
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1093 Charlotte Hwy—+/- 1.34 Acres

Troutman, NC

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