

# AVAILABLE for SALE or LEASE

## Hwy. 74-A & Oak Street, Ext. Forest City, NC

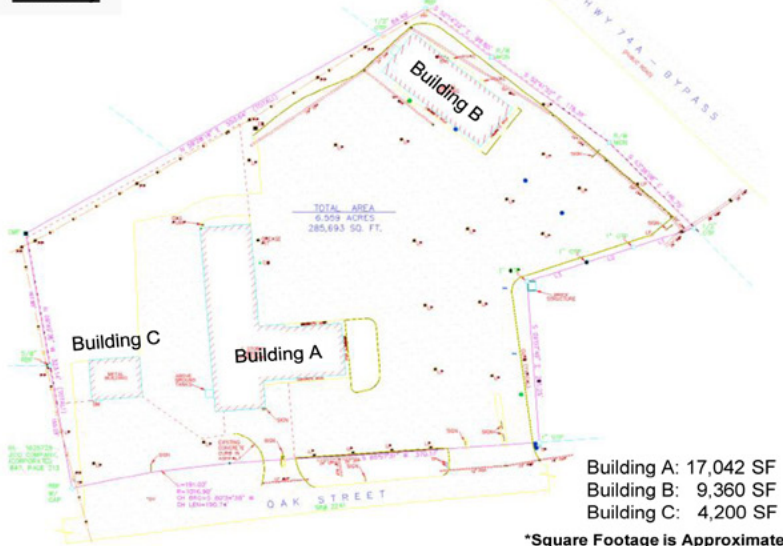
**Location Map**



**Site Aerial**



**Survey**



### Property Details:

#### • PRICE REDUCED

- Former Auto Dealership on ±6.56 Acres.
- Three (3) Buildings totalling ±30,602 SF.
- Zoned C-3; Highway Business District.
- Water & Sewer available.
- Desirable location in the heart of the Tri-City retail corridor.
- ±423 SF of frontage on Hwy. 74A.
- Includes Existing Nissan Dealership as Tenant.
- Will Subdivide.

### Area Retail, Restaurants, & Hospitality

- Wal-Mart Supercenter, Lowe's Home Improvement, Staples, Belk, Roses, Hibbett Sports, Big Lots, Burke's Outlet, Dollar General, Mighty Dollar, Dollar Tree, Shoe Show, Ingles Market, Aldi, Verizon Wireless.
- Zaxby's, Fatz Cafe, Ryan's Steakhouse, Papa John's, Subway, Wendy's, McDonald's, Taco Bell, Bojangles, Chili's.
- Jameson Inn, Quality Inn, Holiday Inn Express, Comfort Inn, Ramada Inn.

### Demographic Snapshot (2010)

	3mi	5mi	10mi
Population	14,275	29,564	59,682
Ave. HHI	\$41,124	\$43,713	\$45,667

**Traffic Count: 21,000 AADT**

**COLLETT &  
ASSOCIATES**

1111 Metropolitan Avenue, Suite 700 Charlotte, NC 28204  
 704-206-8300 ph 704-335-8654 fx  
 Mailing Address: P.O. Box 36799 Charlotte 28236-6799

**Jim Gamble**  
 704-206-8335

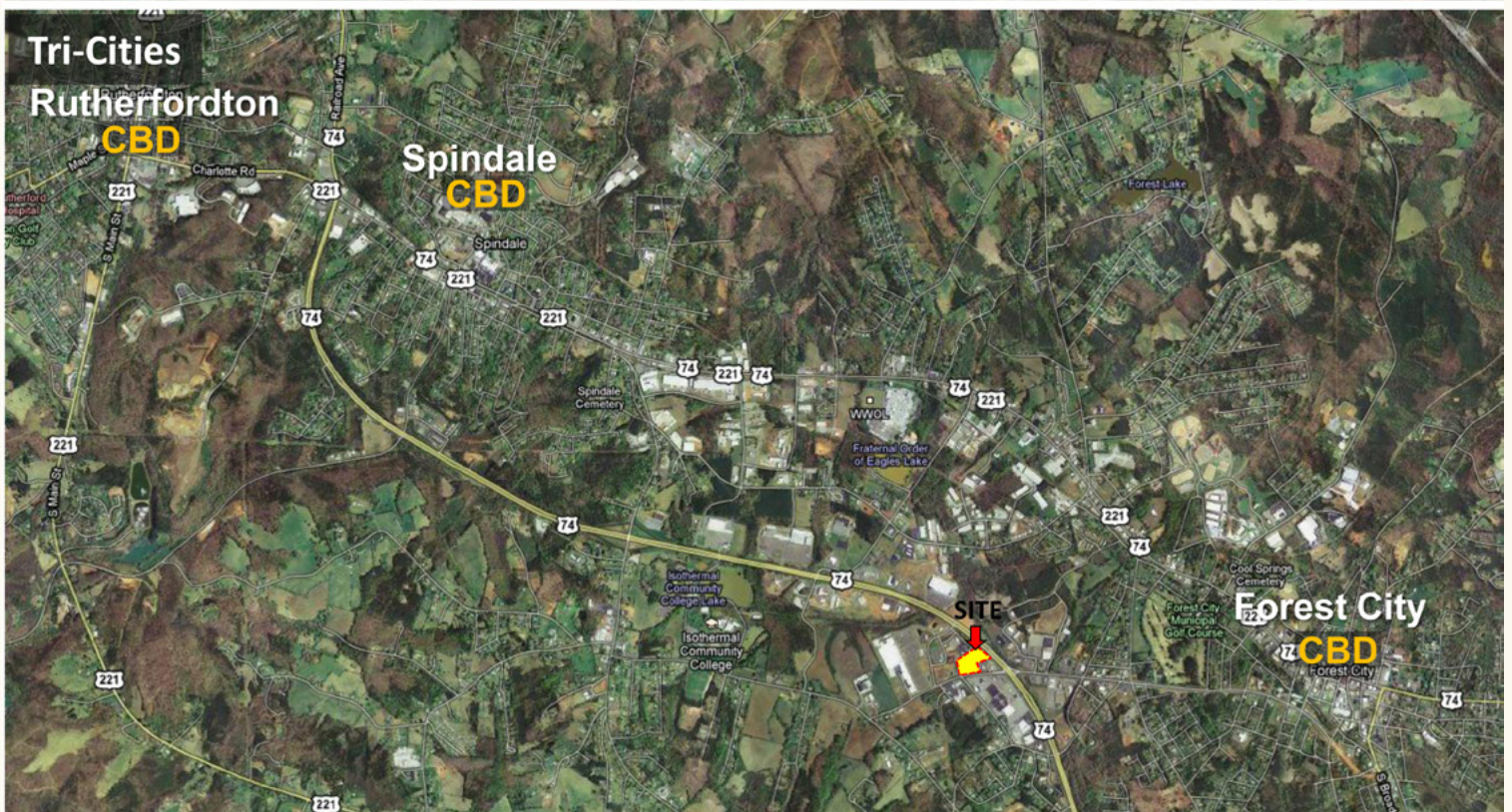
[jgamble@collett.biz](mailto:jgamble@collett.biz)

[www.collett.biz](http://www.collett.biz)

## Retailers



## Tri-Cities



# SUMMARY PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups



Lat/Lon: 35.3339/-81.8906

RS1

US Highway 74 Byp & Oak Street Ext		3 mi radius	5 mi radius	10 mi radius
Forest City, NC 28043				
POPULATION	2011 Estimated Population	14,275	29,564	59,682
	2016 Projected Population	15,691	32,951	66,816
	2010 Census Population	13,927	28,750	57,894
	2000 Census Population	13,620	27,653	53,796
	Projected Annual Growth 2011 to 2016	2.0%	2.3%	2.4%
	Historical Annual Growth 2000 to 2011	0.4%	0.6%	1.0%
	2011 Median Age	40.7	39.6	40.3
HOUSEHOLDS	2011 Estimated Households	5,885	12,015	23,866
	2016 Projected Households	6,379	13,215	26,388
	2010 Census Households	5,762	11,728	23,237
	2000 Census Households	5,630	11,228	21,495
	Projected Annual Growth 2011 to 2016	1.7%	2.0%	2.1%
	Historical Annual Growth 2000 to 2011	0.4%	0.6%	1.0%
RACE AND ETHNICITY	2011 Estimated White	70.8%	78.2%	84.5%
	2011 Estimated Black or African American	22.4%	16.4%	11.1%
	2011 Estimated Asian or Pacific Islander	0.7%	0.7%	0.5%
	2011 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2011 Estimated Other Races	2.6%	2.0%	1.6%
	2011 Estimated Hispanic	7.3%	5.5%	4.5%
INCOME	2011 Estimated Average Household Income	\$41,124	\$43,713	\$45,667
	2011 Estimated Median Household Income	\$31,342	\$32,162	\$35,281
	2011 Estimated Per Capita Income	\$17,354	\$18,290	\$18,639
EDUCATION (AGE 25+)	2011 Estimated Elementary (Grade Level 0 to 8)	6.2%	6.1%	5.5%
	2011 Estimated Some High School (Grade Level 9 to 11)	17.4%	15.2%	13.0%
	2011 Estimated High School Graduate	33.2%	33.8%	34.0%
	2011 Estimated Some College	19.7%	21.0%	22.6%
	2011 Estimated Associates Degree Only	8.9%	8.3%	10.1%
	2011 Estimated Bachelors Degree Only	9.5%	10.7%	9.8%
	2011 Estimated Graduate Degree	5.2%	4.9%	5.0%
BUSINESS	2011 Estimated Total Businesses	975	1,527	2,030
	2011 Estimated Total Employees	9,571	17,493	22,246
	2011 Estimated Employee Population per Business	9.8	11.5	11.0
	2011 Estimated Residential Population per Business	14.6	19.4	29.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.