



NC Highway 16 Business and N. Pilot Knob Road | Denver

Five adjacent parcels of land available on NC Highway 16 Business and minutes from NC Highway 73.

**DOUG CORE**

c 704 661 8323

doug.core@cbcmecca.com

**SAM KLINE, CCIM**

o 704 266 5039 c 704 777 6003

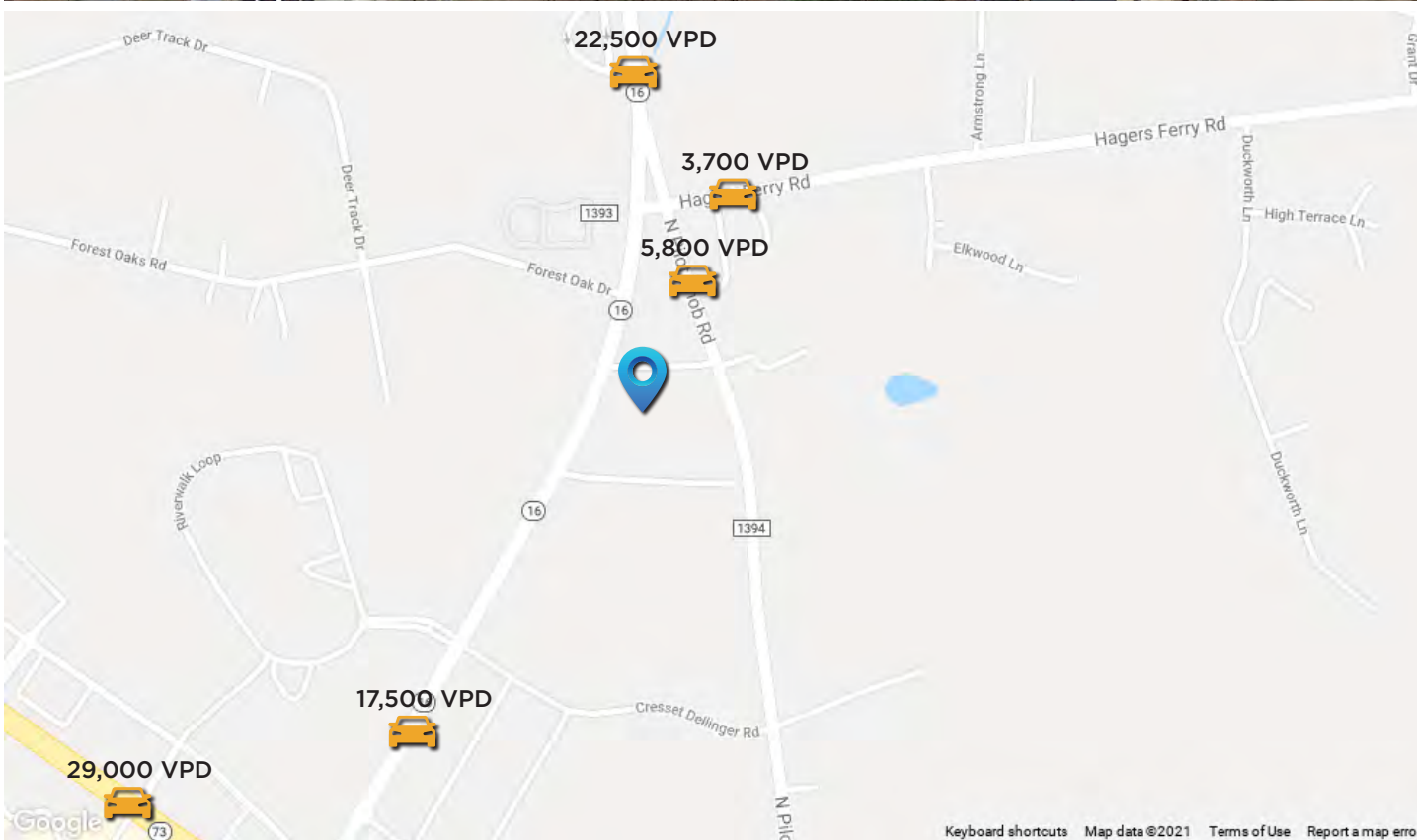
sam.kline@cbcmecca.com



**COLDWELL  
BANKER  
COMMERCIAL**

MECA





## PROPERTY INFORMATION

### ACREAGE

3.566 Acres\*

### TAX PARCELS

79969  
79970  
79971  
79972  
52748

### ZONED

ELDD B-N

### FEATURES

- Lake Norman Market
- Frontage along two highly traveled roads
- Located in the primary business district on the west side of Denver/ Lake Norman

### LIST PRICE

\$1,150,000

### DOUG CORE

c 704 661 8323

doug.core@cbcmeca.com

### SAM KLINE, CCIM

o 704 266 5039 c 704 777 6003

sam.kline@cbcmeca.com

Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012



**COLDWELL  
BANKER  
COMMERCIAL**

MECA

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (Current Year)	1,596	12,152	29,201
Total Population (Five Year Projection)	1,808	13,808	33,022
Adult Population (Current Year)	1,254	9,579	22,860
Adult Population (Five Year Projection)	1,426	10,955	26,157
% Female Population (Current Year)	50.26%	50.71%	50.5%
% Male Population (Current Year)	49.74%	49.29%	49.5%
% Female Population (Five Year Projection)	50%	50.54%	50.39%
% Male Population (Five Year Projection)	50%	49.46%	49.61%
Total Daytime Population	1,958	11,782	26,327
<b>AGE</b>			
Median Age, Total	43.77	45.46	45.72
% Age 18+	78.57%	78.83%	78.28%
% Age 55+	33.14%	35.13%	34.6%
% Age 65+	17.34%	19.25%	18.41%
<b>HOUSING</b>			
Land Area (Estimated Square Miles)	2.86	23.03	63.39
Total Housing Units (Current Year)	913 5,635	12,840	
Total Households (Current Year)	764	4,803	11,191
Total Households (Five Year Projection)	877	5,482	12,688
Owner-Occupied: Owned with a mortgage or loan	425	2,804	6,854
Owner-Occupied: Owned free and clear	161	1,120	2,616
Renter-Occupied	179	879	1,721
<b>INCOME</b>			
Per Capita Income (Current Year)	\$59,260	\$47,283	\$54,251
Per Capita Income (Five Year Projection )	\$67,011	\$52,956	\$60,477
Average (Mean) Household Income (Current Year)	\$123,694	\$119,623	\$141,562
Median Household Income (Current Year)	\$86,359	\$83,453	\$94,481

**DOUG CORE**

c 704 661 8323

doug.core@cbcmecca.com

**SAM KLINE, CCIM**

o 704 266 5039 c 704 777 6003

sam.kline@cbcmecca.com

Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012



**COLDWELL  
BANKER  
COMMERCIAL**

MECA

**CBCMECA.COM**

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.