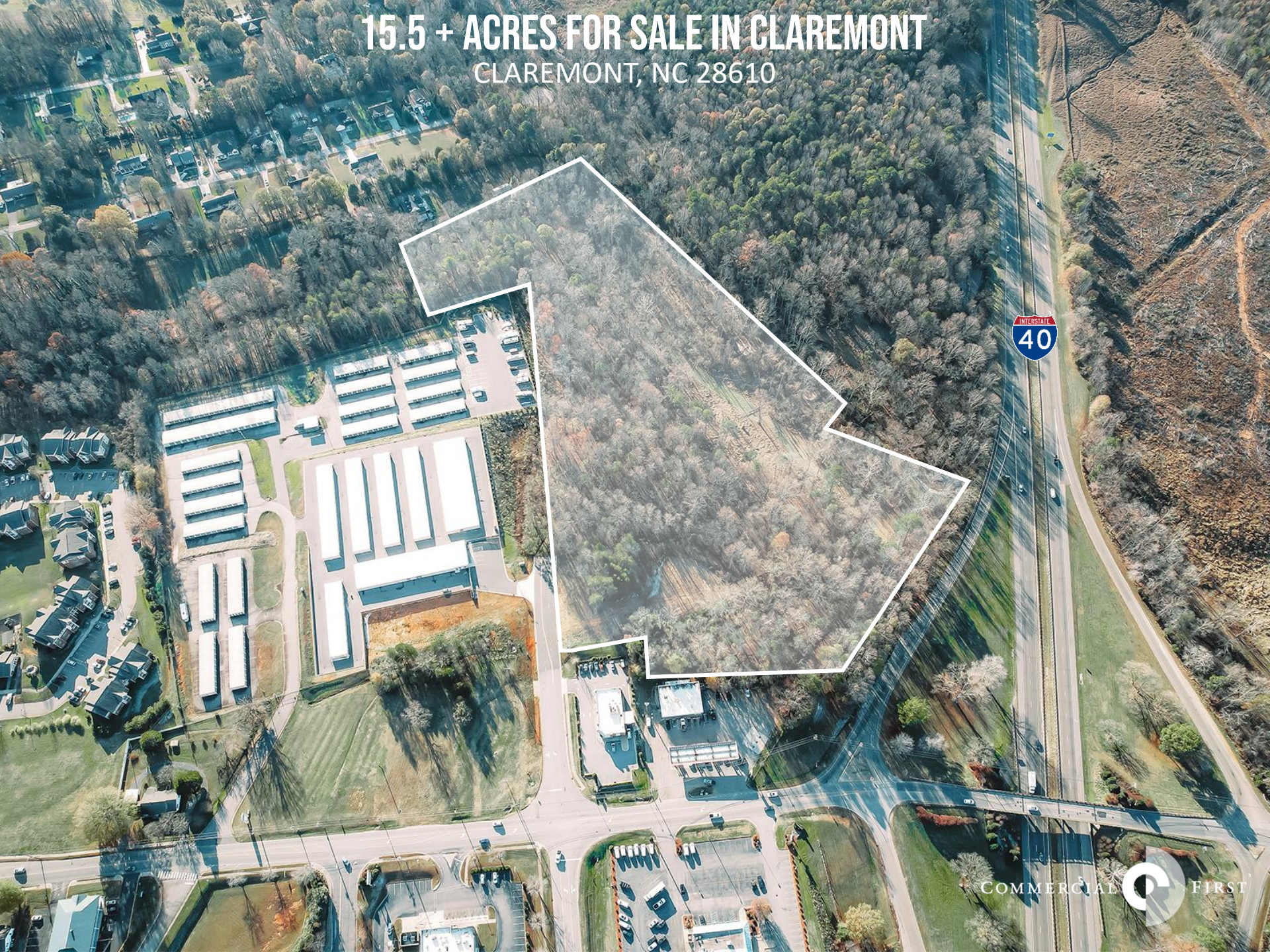


15.5 + ACRES FOR SALE IN CLAREMONT

CLAREMONT, NC 28610



AERIAL



Oxford Crossing
Apartments

Public
Storage

Exon

(N Oxford Street 18,764 CPD)

(77,000 CPD)

INTERSTATE
40

FAMILY DOLLAR

BURGER
KING

BOXCAR
CITY FIGURINES



DETAILS

SPECIFICATIONS

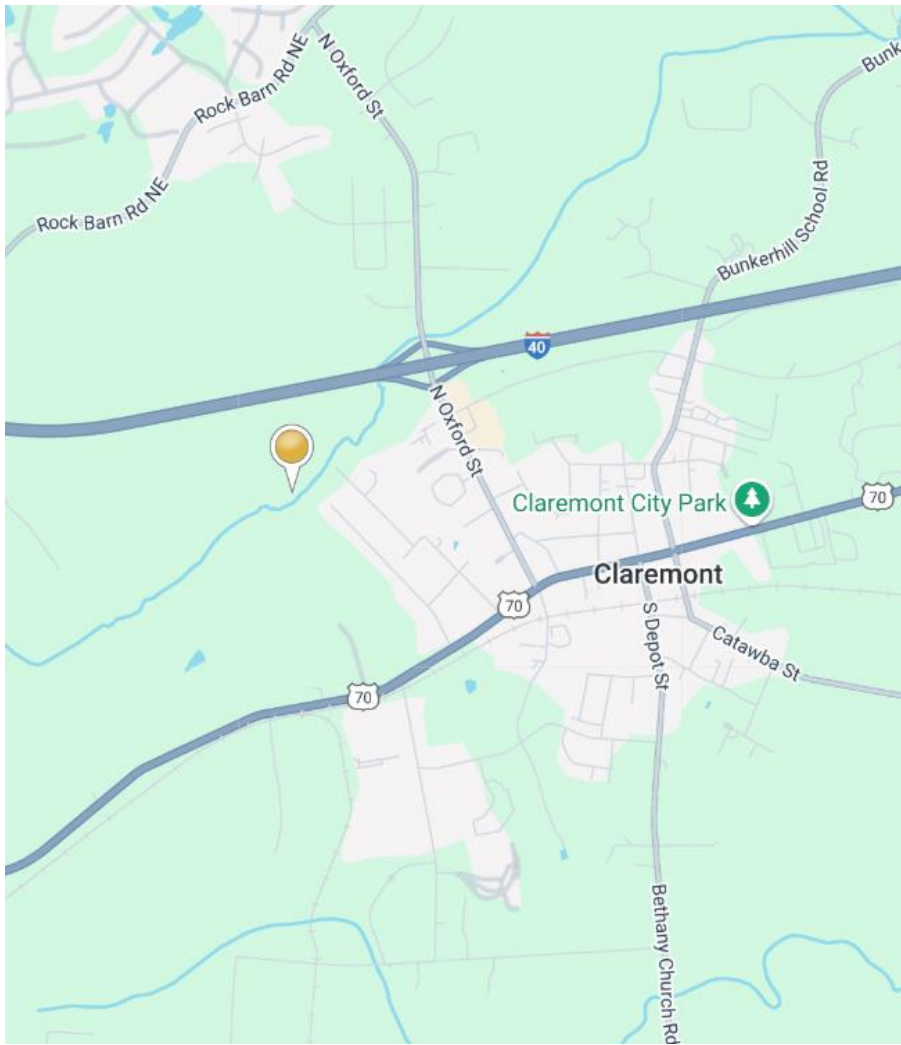
Sales Price:	\$750,000
Acres:	15.53 +/-
Zoning:	B-3

This property, located in Claremont, NC, offers prime visibility from I-40, making it an excellent opportunity for development. Situated just off the interstate, the property benefits from easy access and high traffic exposure. Additionally, Centennial Boulevard is planned to extend along the side of the property, enhancing connectivity and accessibility.

Please note that a portion of the property lies within a designated flood zone, which may require specific development considerations.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



5' CONTOURS AND WATER LINES





**FOR MORE
INFORMATION:**

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net