

PRIME REAL ESTATE IN THE HEART OF LENOIR

530/532 N MAIN STREET NW LENOIR, NC 28645



AERIAL



J.E. Broyhill
Park

Finley Ave NW (700 +/- CPD)

N Main Street (1,775 +/- CPD)

DOWNTOWN
LENOIR
TOGETHER
WE CREATE

DETAILS

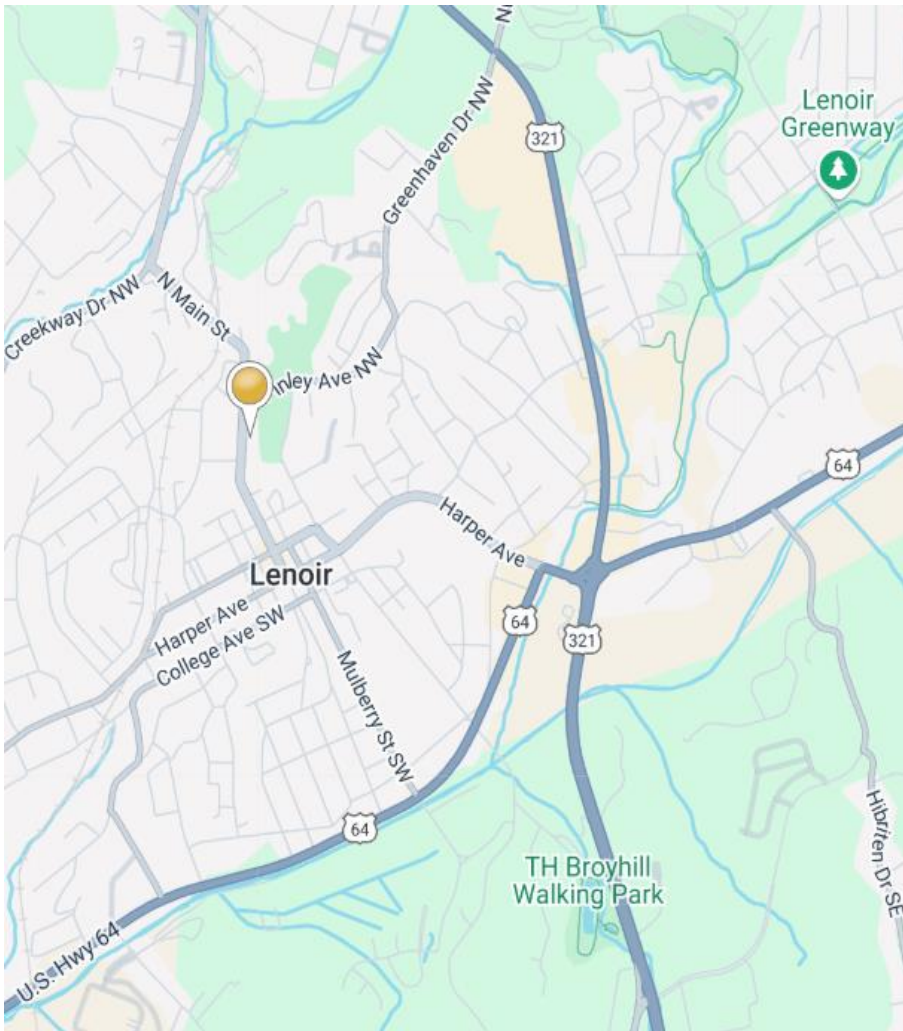
SPECIFICATIONS

Price:	\$599,000
SF:	3,733 +/- SF & 3,571 +/- SF (both houses)
Acres:	1 +/- Acre
Zoning:	B-5
Year Built:	1902 & 1960

Discover a unique property featuring two charming homes within walking distance of downtown Lenoir and just 4 minutes from Highway 321, offering unmatched convenience and accessibility. Perfectly suited for a commercial office space conversion, these properties boast timeless character and charm, providing a welcoming and professional atmosphere. Situated across three parcels, the property includes a dedicated parking lot, ensuring ample space for staff or client parking. The property also backs up to Broyhill Park, offering convenient recreational access and a serene backdrop that enhances the appeal of this versatile location. Whether you're envisioning a boutique office space or a collaborative workspace, this property's prime location and endless potential make it a standout opportunity. Don't miss the chance to bring your vision to life in this vibrant and growing area of Lenoir!

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



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PICTURES



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**FOR MORE
INFORMATION:**

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