



# RICHLANDS HIGHWAY & KOOUCE FORK ROAD

RICHLANDS, NC 28574
















AVAILABLE | ±2.51 - 3.28 AC OUTPARCELS



## PROPERTY FEATURES

- Commercial outparcels ranging in size from ±2.51 acres to ±3.28 acres
- Outparcels to be delivered pad ready with stormwater and offsite infrastructure in place
- Located within high growth corridor adjacent future 750 unit, mixed use master-planned development with new single family homes priced from the \$300,000s
- High visibility site along Richlands Highway / U.S. Route 258 with 20,000 VPD
- New full access light proposed on Richlands Highway / U.S. Route 258 with full left turn into the site
- Available for sale or lease

## DEMOGRAPHICS

| 3 MILE RADIUS   |   | 5 MILE RADIUS |  |
|---|---|---------------|--|
|  7,547<br>ESTIMATED POPULATION       |  19,928<br>ESTIMATED POPULATION      |               |  |
|  30.1<br>MEDIAN AGE                  |  30.2<br>MEDIAN AGE                  |               |  |
|  \$69,044<br>MEDIAN HOUSEHOLD INCOME |  \$71,839<br>MEDIAN HOUSEHOLD INCOME |               |  |
|  1,381<br>TOTAL EMPLOYEES            |  2,060<br>TOTAL EMPLOYEES            |               |  |
|  \$223,040<br>MEDIAN HOME VALUE      |  \$237,881<br>MEDIAN HOME VALUE      |               |  |
| 7 MILE RADIUS   |   |               |  |
|  29,110<br>ESTIMATED POPULATION      |  2,667<br>TOTAL EMPLOYEES            |               |  |
|  30.8<br>MEDIAN AGE                  |  \$238,085<br>MEDIAN HOME VALUE      |               |  |
|  \$72,249<br>MEDIAN HOUSEHOLD INCOME |   |               |  |

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

### RETAIL

**JAMES MATTOX**  
Principal  
919.602.8324  
*Email James*

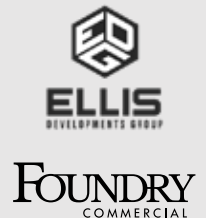
**NOLAN MILLS IV**  
Vice President  
704.999.5745  
*Email Nolan*

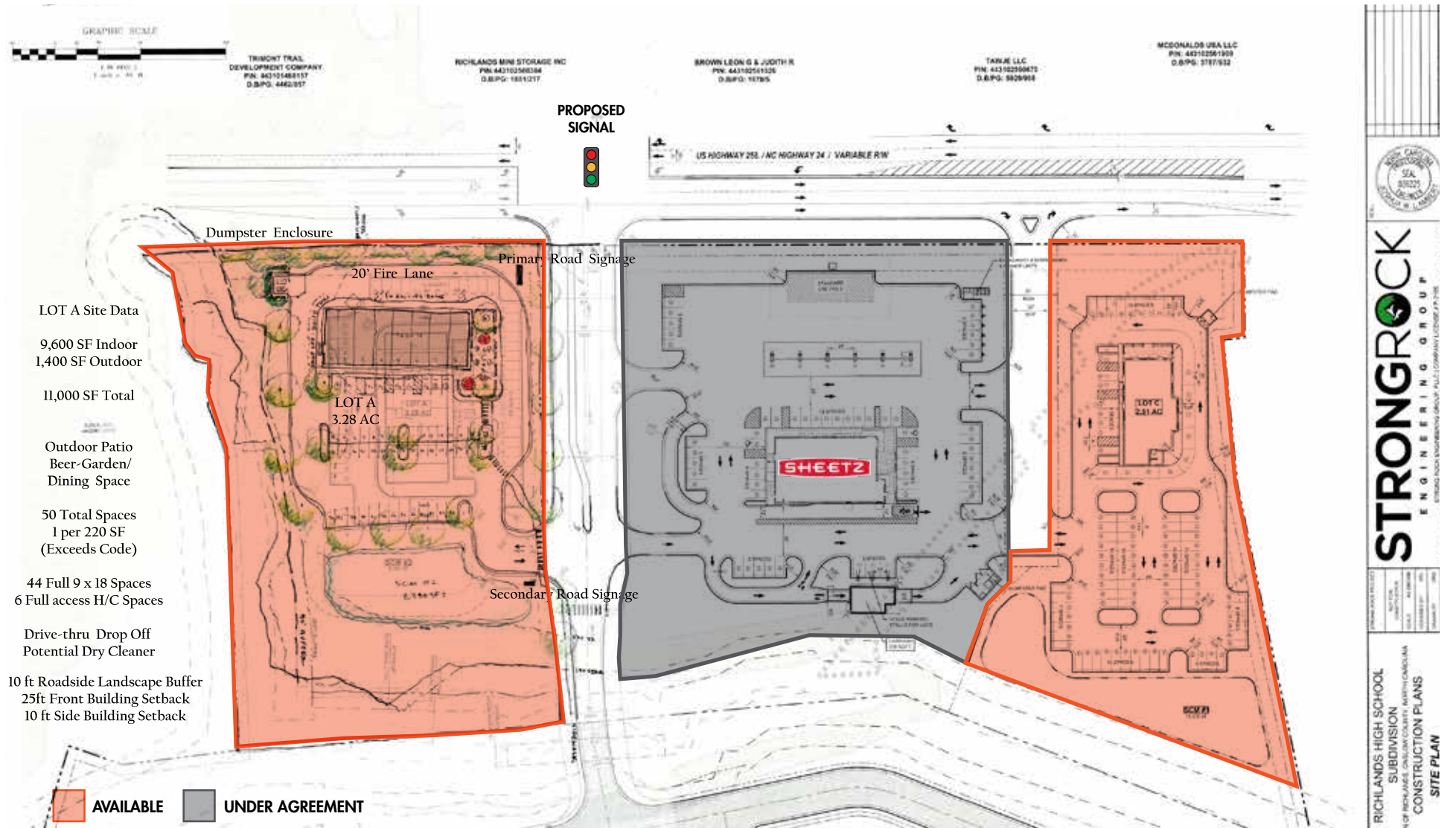
### LAND

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919.264.3387  
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**SARAH GODWIN**  
Partner  
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*Email Sarah*

**PATRICK STEVENS**  
Senior Analyst  
919.802.2784  
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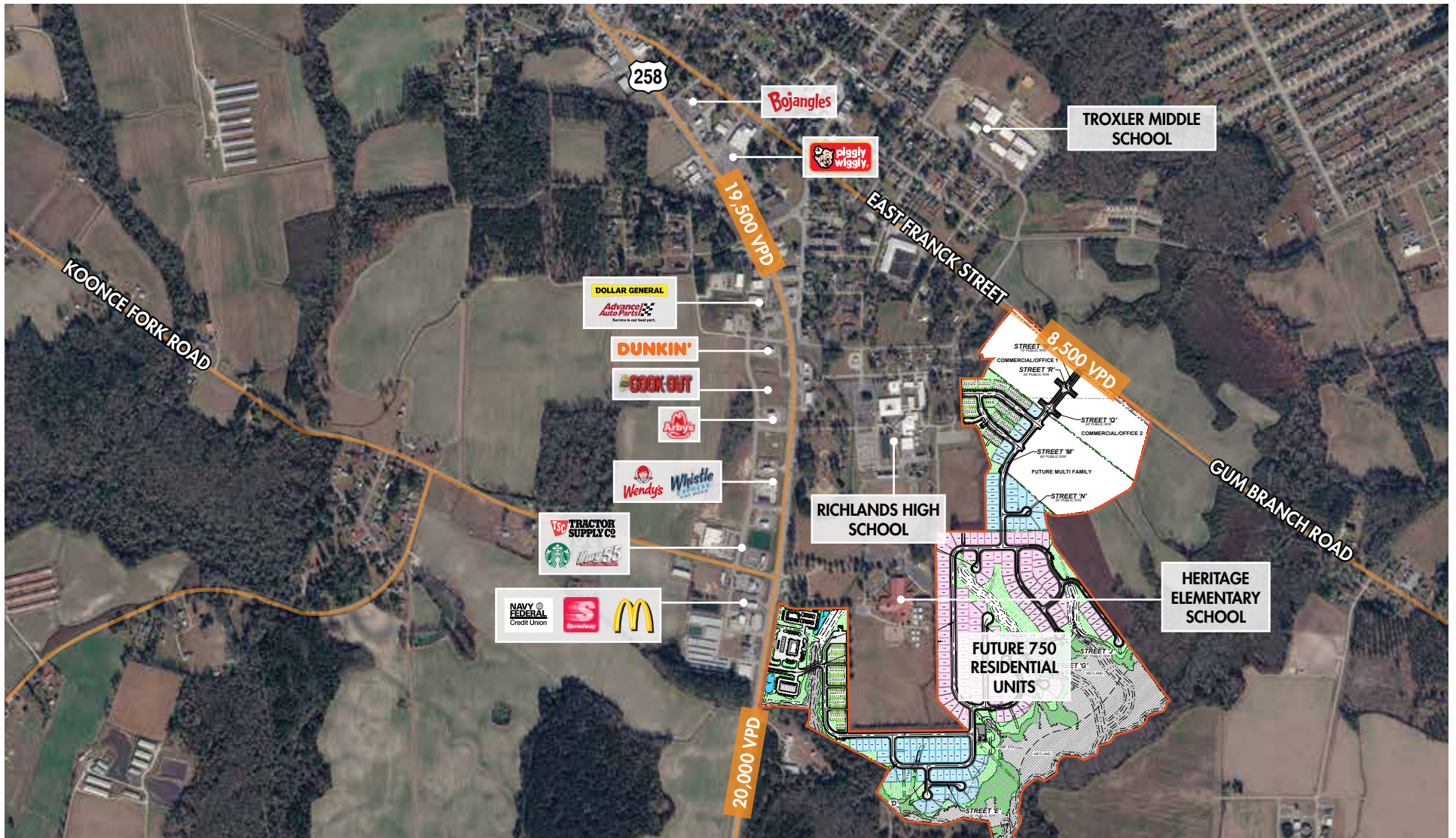
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**ELLIS**  
DEVELOPMENTS GROUP

**FOUNDRY**  
COMMERCIAL

[foundrycommercial.com](http://foundrycommercial.com)



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