

330

West Main Street
Forest City, NC 28043

FOR SALE OR FOR LEASE



Phil Corriher, CCIM, CRX, CRRP
Senior Vice President
+1 704 619 7108
phil.corriher@colliers.com

Colliers

Highlights

- 8,103 SF of retail space on 1.5 acre lot
- Features a drive-thru, pylon signage, and ample parking
- A diverse and quaint downtown retail mix.
- Falls within Forest City's Historic Main Street district, known for its early 20th-century architecture and rich civic history
- Just steps away is the Main Street Historic District

Salient Facts

| | |
|----------------|--|
| Address | 330 W Main Street, Forest City, NC 28043 |
| Square Footage | 8,103 SF |
| Acreage | 1.5 Acres |
| Year Built | 1966 |
| Use | Wells Fargo branch |
| Features | Drive-Thru Option |
| Zoning | C-2 |
| Lease Rate | \$12.00/PSF NNN |
| Sale Price | \$850,000 |



Neighborhood

Forest City, North Carolina, offers the charm of a historic small town combined with the momentum of modern growth. Nestled in the foothills of the Blue Ridge Mountains, it serves as a regional hub for western Rutherford County and draws consistent foot traffic from surrounding towns like Spindale, Rutherfordton, and Bostic.

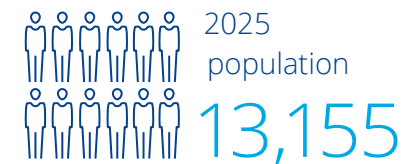
Forest City is home to a beautifully revitalized Main Street district featuring murals, boutique shops, and the popular Pavilion on Park Square (POPS), which hosts year-round community events. The town also benefits from accessibility via U.S. Highways 74 and 221, placing it within easy driving distance of Asheville, Charlotte, and Greenville.

Land Use Designation

This section of Forest City is designated for Commercial use, supporting a wide range of retail, service-based businesses, and mixed-use development. The intent is to foster economic activity along Main Street while maintaining its role as a central hub for residents and visitors. The Commercial designation encourages the presence of retail stores, banks, restaurants, offices, and entertainment venues that contribute to the area's vitality.

With flexible zoning under the C-2 General Commercial District, this location offers excellent visibility, walk-ability, and accessibility—making it ideal for retailers, service providers, and other businesses seeking a presence in Forest City's growing and highly visible Main Street corridor.

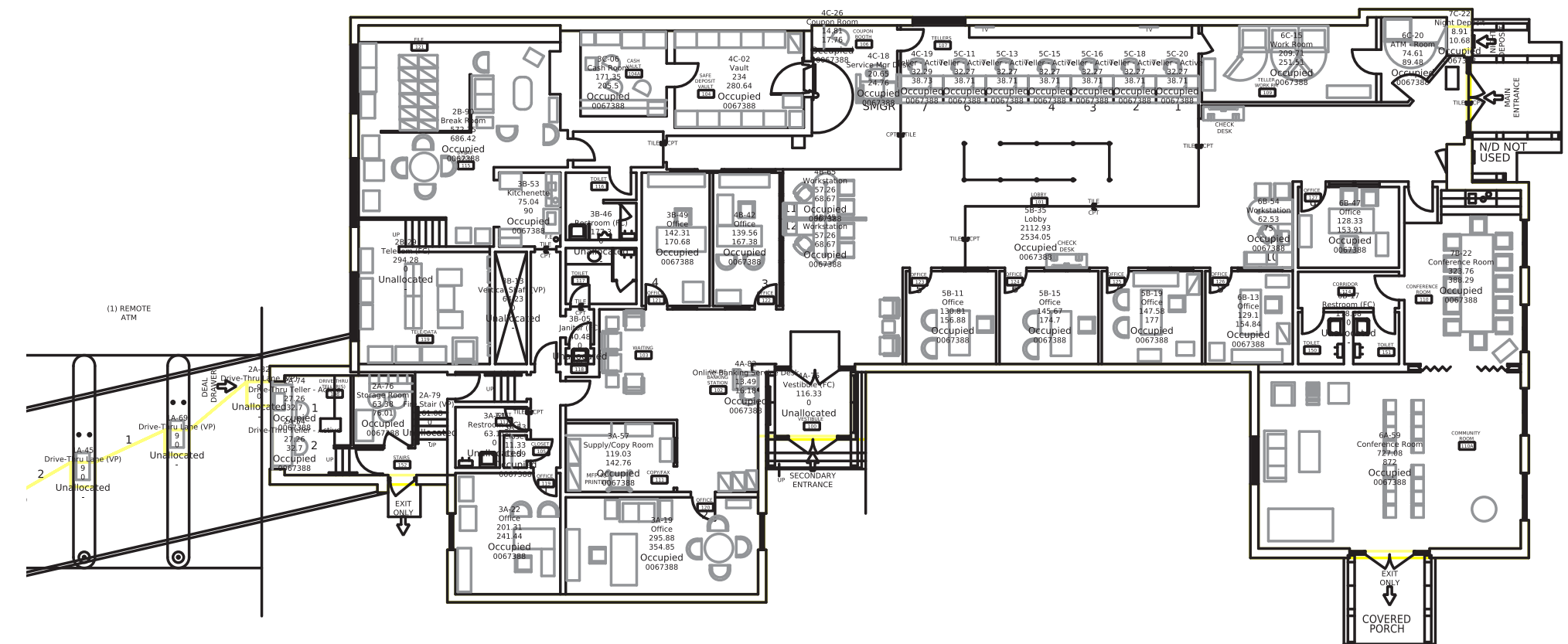
Demographics - 3 Mile Radius



Site Plan



Property Floorplan




Amenities

 1.29 Miles

 23.7 Miles

 6.57 Miles

 58 Miles
Charlotte Douglas Int'l Airport

Retail

1. Dollar General
2. Pelican's SnoBalls & Ice Cream
3. Salvation Army Family Store
4. Lowes Home Improvement
5. Aldi
6. Walmart
7. Tri City Mall
8. Ollie's Bargain Outlet

Restaurants/Café

16. Jersey Mike's Subs
17. Starbucks
18. Bojangles
19. Zaxby's
20. Chick-fil-a
21. Wendy's
22. Copper Penny Grill

Services

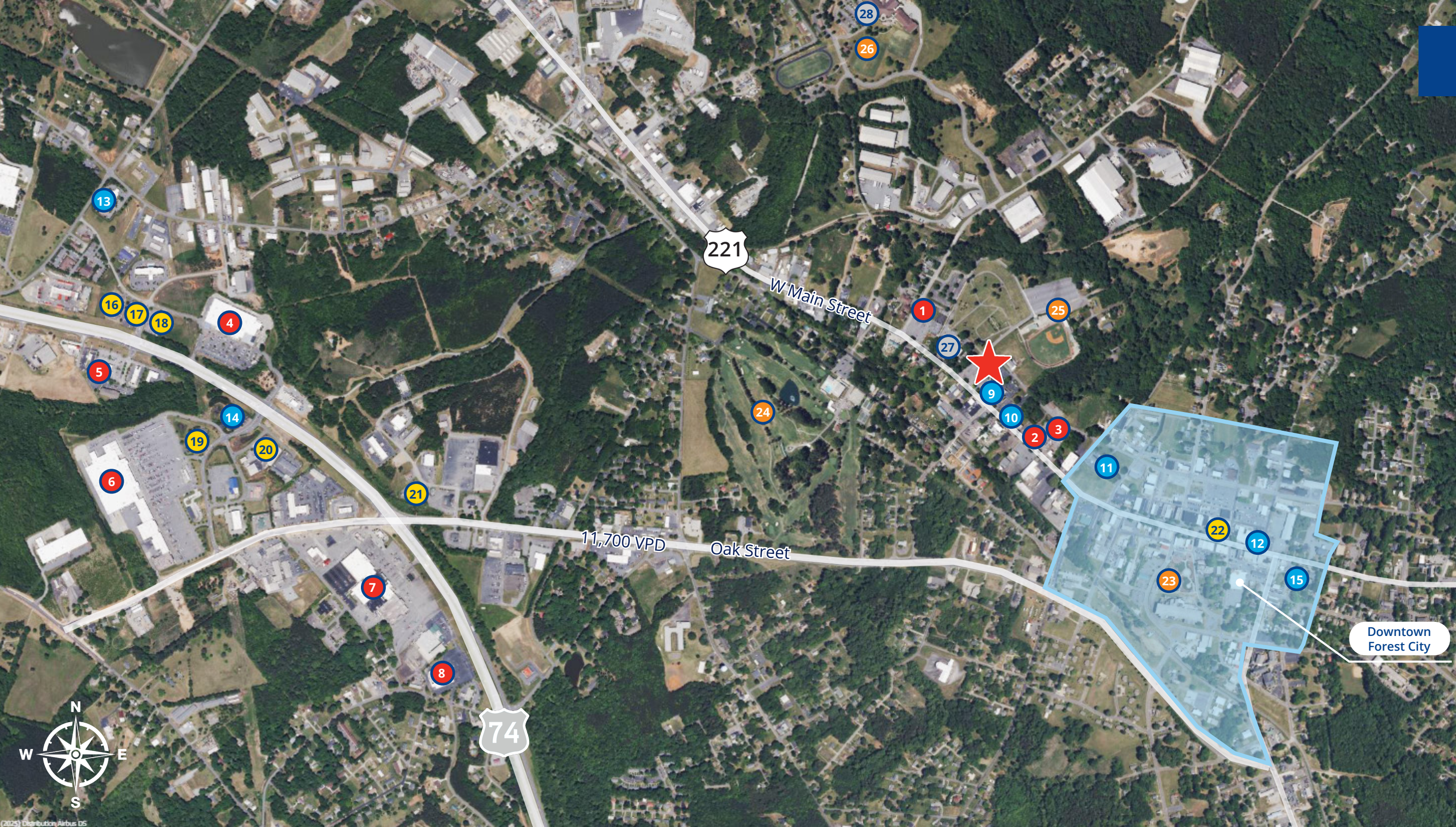
9. First Citizens Bank
10. Fifth Third Bank & ATM
11. United Bank
12. Truist
13. State Employees' Credit Union
14. First National Bank
15. Mooneyham Public Library

Recreation

23. Forest City Pavilion on Park Square
24. Forest City Municipal Golf Course
25. McNair Field
26. Charles R. Summey Park

Schools

27. Rutherford County School
28. Forest City Dunbar Elementary



Downtown
Forest City



Downtown Forest City



● Retail

1. Salvation Army Family Store
2. Farmers Home Furniture
3. Alray Tire Center
4. Next Door Used Books
5. The Bloom Shop
6. Caroline Pearl Boutique
7. Kimbrell's Furniture
8. Rutherford County Farm & History Museum

● Restaurants/Café

19. Circle B BBQ
20. Pelican's SnoBalls & Ice Cream
21. Vicky's Latin Deli
22. Pie Safe Baking Company
23. Copper Penny Grill
24. The Hoot Nanny
25. Scoop Forest City
26. Southside Pizza

● Services

9. First Citizens Bank
10. Fifth Third Bank & ATM
11. United Bank
12. Genoa Healthcare
13. Truist
14. Insurance Service Associates
15. Mooneyham Public Library
16. United States Postal Service
17. Forest Animal Control Office
18. Forest City Fire Department

● Recreation

27. Forest City Pavilion on Park Square
28. Carolina Arcade Museum

330

West Main

Forest City, NC 28043



Phil Corriher, CCIM, CRX, CRRP
Senior Vice President
+1 704 619 7108
phil.corriher@colliers.com

300 W. Summit Ave
Charlotte, NC 28203
P: +1 704 409 9933

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.