



401 US HWY 70 · CONNELLY SPRINGS, NC · BURKE COUNTY

Three-bay service garage *with high visibility on hard corner.*

OFFERED AT

\$399,000

14,500
AADT

1,732 SQFT
SIZE

I-40
ACCESS

This established 3-bay service garage sits at a hard corner with direct access to I-40, offering the regional connectivity and multi-angle visibility that operators and developers actively seek. With over 14,500 vehicles passing daily on Malcolm Boulevard, the property delivers exceptional built-in exposure alongside strong ingress and egress for any customer-facing business. The existing bay configuration is move-in ready for a wide range of uses- auto repair, tire service, fleet maintenance, and more. While the high-traffic corner position also makes this a compelling redevelopment candidate for retail, drive-through, or mixed commercial concepts. Few parcels in this market combine freeway adjacency, daily traffic volume, and flexible use potential in a single opportunity.

PROPERTY FACTS

PIN	2753036981 (Burke Co.)
ZONING	Retail
USE	Retail, Auto-Repair, Tire Service, Fleet Maintenance, and more
FRONTAGE	Malcolm Blvd; 0.5mi from I-40
AADT	14,500 vehicles daily on Malcolm Blvd according to NCDOT



FOR INQUIRIES

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