

LA GRANGE, NC

HWY 70 E & WILLIE MEASLEY RD

±1.41 ACRES AVAILABLE FOR GL OR BTS



PROJECT DETAILS

HWY 70 E & WILLIE MEASLEY RD • ±1.41 ACRES AVAILABLE FOR GL OR BTS • RETAIL

AVAILABLE SPACE

±1.41 Acres

TRAFFIC COUNTS

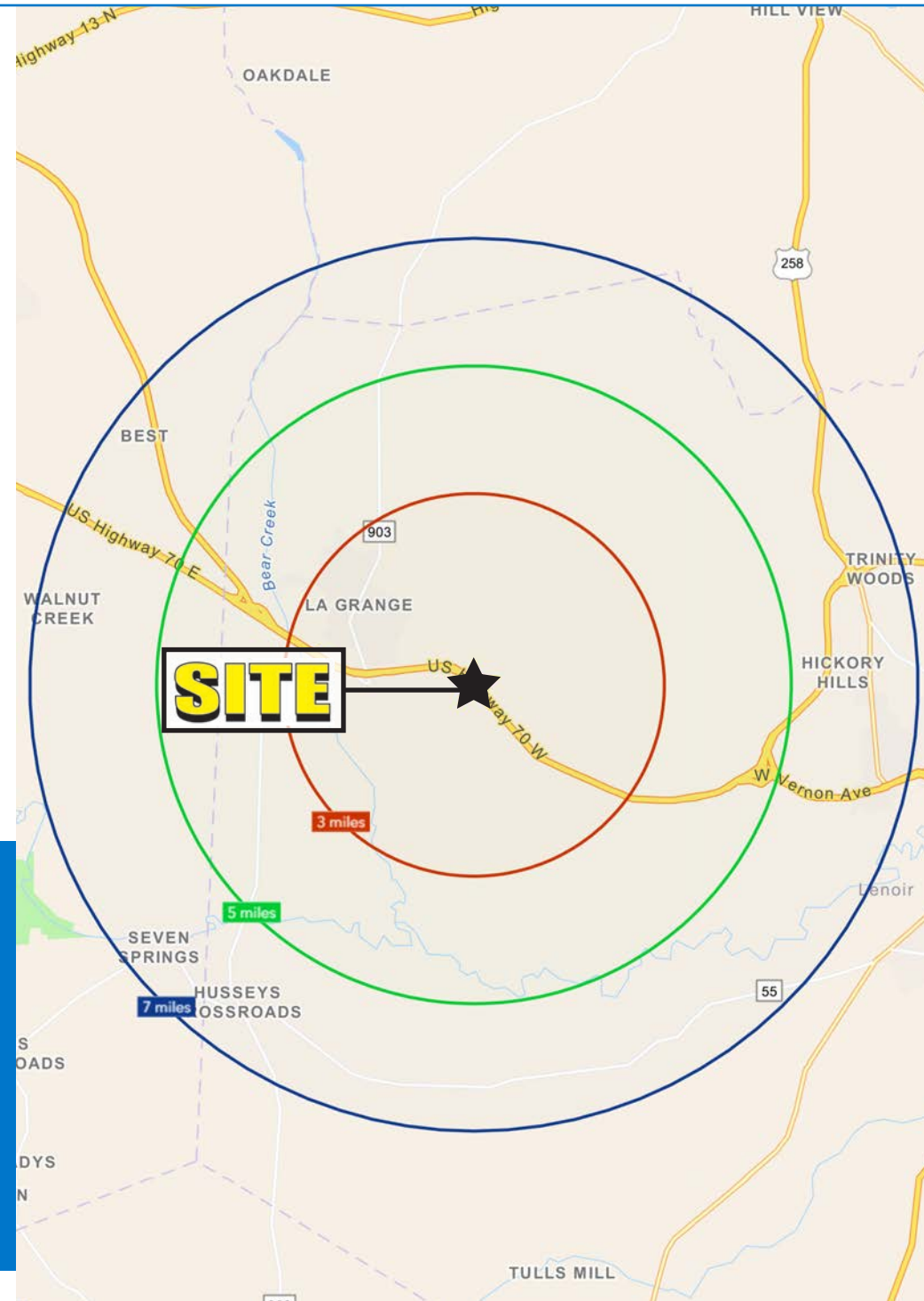
26,500 ADT on Hwy 70 E

PROPERTY HIGHLIGHTS

- Pad available next to planned national c-store
- The Bojangles at this intersection performs well above AUV
- Cross-access in place with the c-store, providing access to the signalized intersection
- High traffic counts

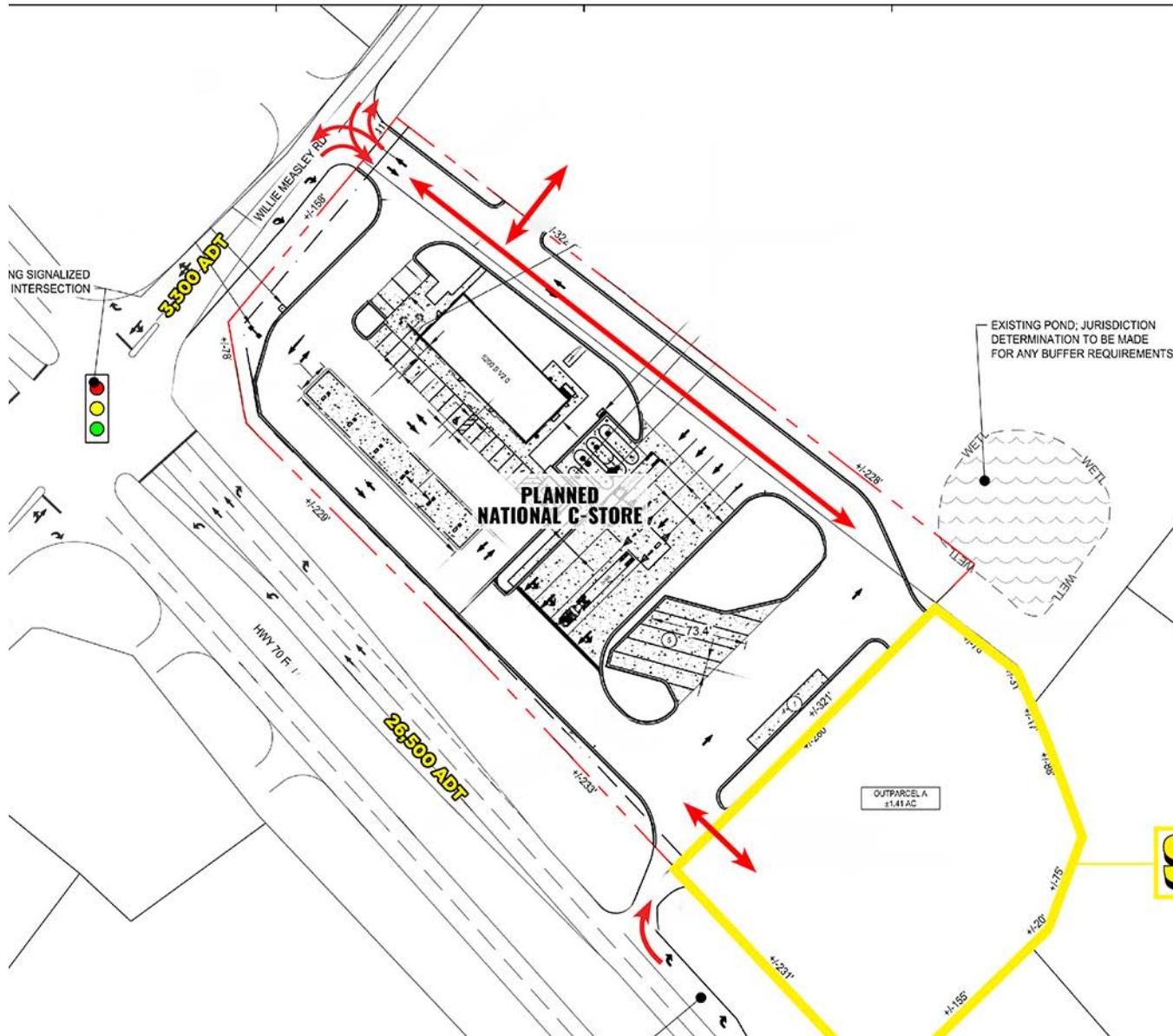
LEASE RATE

Call to discuss



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
 TOTAL HOUSEHOLDS	1,770	4,353	8,361
 TOTAL POPULATION	3,942	10,212	19,898
 MEDIAN HH INCOME	\$49,138	\$49,703	\$56,153

SITE PLAN



SITE LEGEND:

- PROPERTY SETBACK LIP
- GREEN SPACE SETBACK
- PROPERTY LINE
- # NUMBER OF PARKING SPACES

SITE DATA:

ZONING: C - COMMERCIAL
CURRENT LAND USE: VACANT

TOTAL LOT AREA: ±3.40 ACRES
±148,272 SQ. FT.
AREA OF OUTPARCEL 1: ±1.41 ACRES
±61,635 SQ. FT.
AREA OF OUTPARCEL 2: N/A
AREA OF COMMERCIAL PARCEL: N/A
AREA OF OPEN SPACE: xx,xxx SQ. FT.
GROSS FLOOR AREA OF BUILDINGS: 5,200 SQ. FT.

BUILDING SETBACKS: NONE FRONT
NONE SIDE
NONE REAR

GREENSPACE SETBACKS: 10' FRONT
10' SIDE (WEST)
NONE SIDE (EAST)
NONE REAR

PARKING REQUIRED: (NO CODE SPECIFICATIONS)
NO PARKING MINIMUM

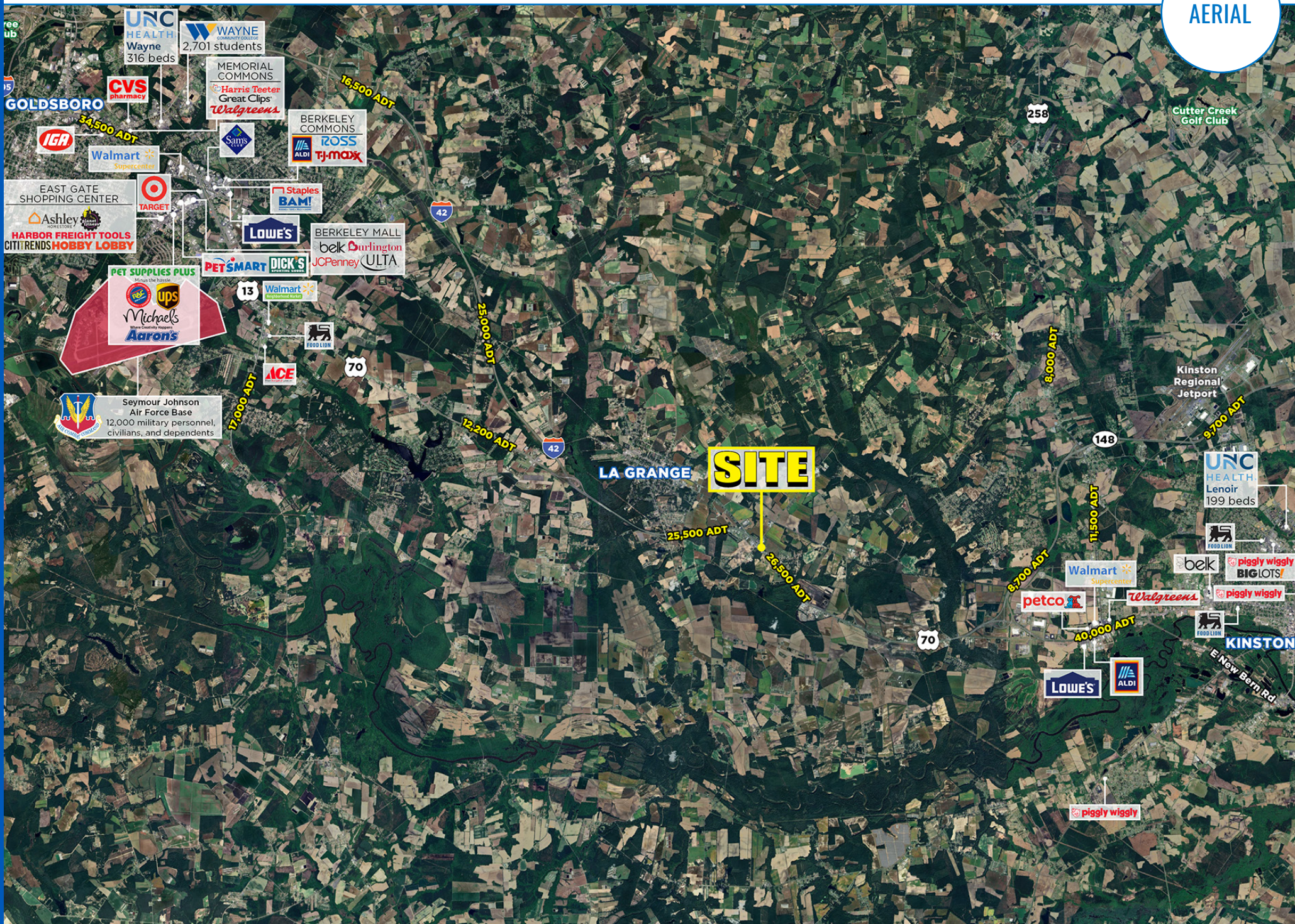
PARKING PROVIDED:
20 SPACES + 1 ADA = 21 PARKING
+ 12 PUMP SPACES
+ 6 TRUCK PARKING SPACES
PARKING SPACES DIMENSION = 9.5x18'

TRUCKS USED: WB - 50 - OVERALL LENGTH = 55 FT
TRAILER LENGTH 42.5 FT
WB - 67 - OVERALL LENGTH = 73.5 FT
TRAILER LENGTH 53 FT

SITE

PLAN REVIEW NOTES
1. LANDSCAPE ISLANDS ARE NOT DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY BE REQUIRED TO DEPICT ISLANDS AND THIS SHOULD IMPACT THE LAYOUT AND PARKING COUNT.
2. EXISTING CONDITIONS BASED ON DATA OBTAINED FROM NC ONE MAP ON 06/15/22.
3. THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM 2015 NC ZONING ORDINANCE, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND OTHER REQUIREMENTS. ALL REQUIREMENTS ASSOCIATED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT BY-LAW OFFICER, OR ANY OF THE GOVERNMENTAL, PERMITTING AGENCIES.

AERIAL





LA GRANGE, NC

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