

# FOR SALE - \$825,000.00

19 Cotton Grove Road offers a strong retail opportunity in a highly visible Lexington location within an established retail and service corridor. With an existing building, paved parking, favorable commercial zoning, and redevelopment potential, this property is well positioned for an owner-user, investor, or business seeking a strategic site with daily traffic exposure.

## LOCATION

19 Cotton Grove Road  
Lexington, NC

## PROPERTY TYPE

Commercial  
Opportunity



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## Property Highlights

- Located at 19 Cotton Grove Rd / 19 E 10th Ave, Lexington, NC 27292
- Offered for sale at \$825,000
- Approximate lot size of ±0.56 acres (24,394 SF)
- Building size of 2,633 SF
- Zoned B (Commercial)
- Traffic count of approximately 3,000–12,000 VPD
- Former use as a convenience station with paved parking area
- Offers excellent redevelopment potential for future commercial use
- Prime retail opportunity in Lexington
- High-visibility site with strong daily traffic counts
- Convenient access to major Lexington corridors
- Existing concrete parking lot already in place
- Underground storage tanks removed, with NFA letters available
- Positioned within Lexington's established retail and service corridor



Call Brian Huckabee at **336-705-1679**

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