



3571 N NC 16 BUSINESS HWY, DENVER, NC 28037

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PROPERTY HIGHLIGHTS

3571 N NC 16 BUSINESS HWY | DENVER, NC 28037

ACREAGE ±27 acres (to be subdivided)

ZONING Zoned CZ B-N Lincoln County
(Conditional Zoning Neighborhood Business)

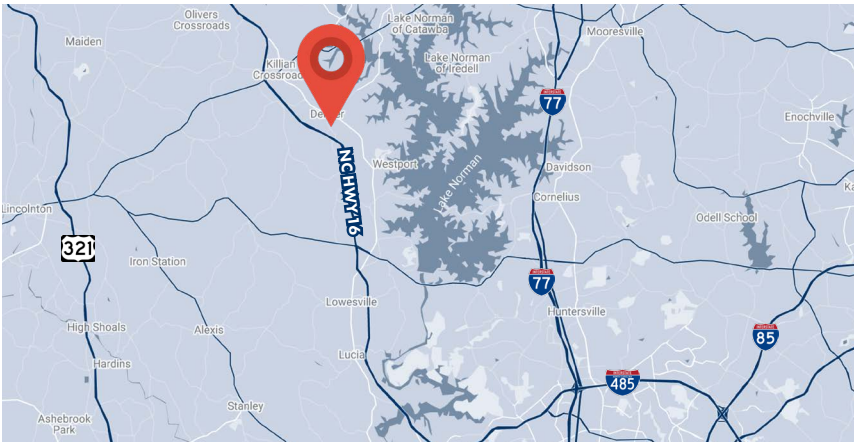
BUILDINGS **3 buildings, 1 covered storage**

- » Office Building 1 – 12,160 SF
- » Office Building 2 – 3,920 SF
- » Warehouse Building – 81,228 SF
- » Covered Storage – 5,000 SF

**Industrial uses subject to rezoning*

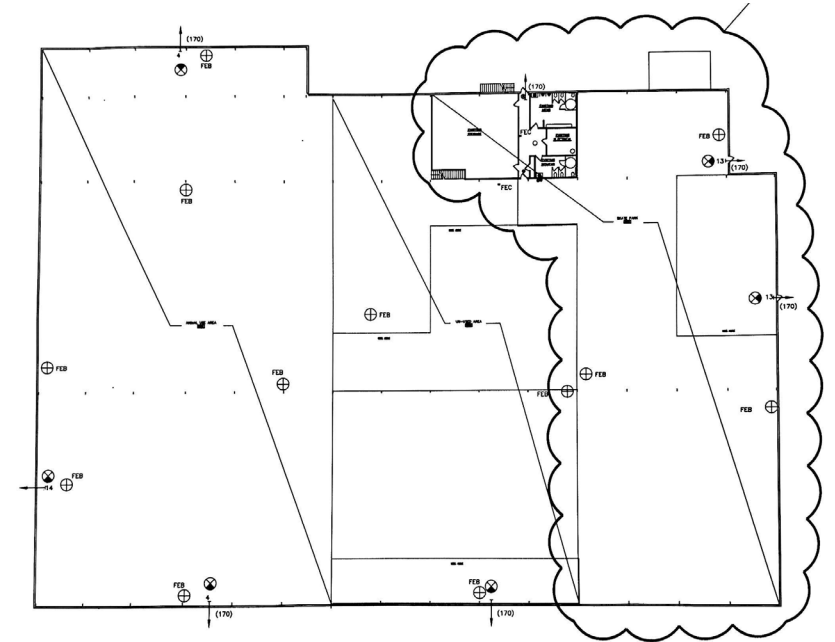
LOCATION Frontage along NC Business 16
1.5 miles to NC Hwy 16

CONTACT BROKER FOR PRICING



WAREHOUSE AVAILABLE

3571 N NC 16 BUSINESS HWY | DENVER, NC 28037



WAREHOUSE FOR SALE

- » ±81,228 SF warehouse
- » 12 oversized drive in doors
- » ±5,000 SF covered storage
- » ±14 acres
- » For Sale: \$3,500,000

PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

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LOCATION

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LAKE NORMAN

DENVER BAPTIST CHURCH

N NC 16 BUSINESS HWY

TRUIST



ROCK SPRINGS
ELEMENTARY SCHOOL

**D.R. HORTON'S
SYLVAN CREEK**
New construction neighborhood
with 198 home sites

PROPOSED
COMMERCIAL
DEVELOPMENT

AERIAL

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**D.R. HORTON'S
SYLVAN CREEK**
New construction neighborhood
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DEMOGRAPHICS

3571 N NC 16 BUSINESS HWY | DENVER, NC 28037

DEMOGRAPHIC SUMMARY

3571 N Nc 16 Business Highway, Denver, North Carolina, 28037
Ring of 3 miles

KEY FACTS

15,570

Population



6,230

Households

44.6

Median Age

\$86,321

Median Disposable Income

EDUCATION

3.4%

No High School Diploma



20.9%

High School Graduate



30.5%

Some College/
Associate's Degree



45.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$107,721

Median Household Income



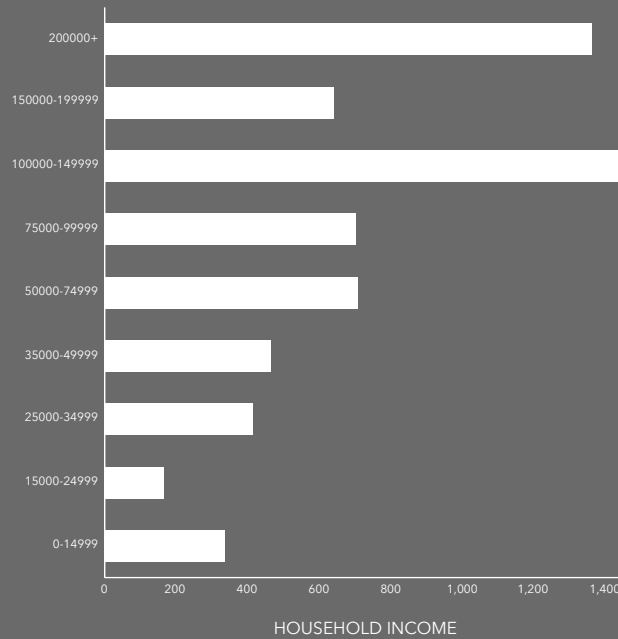
\$56,686

Per Capita Income

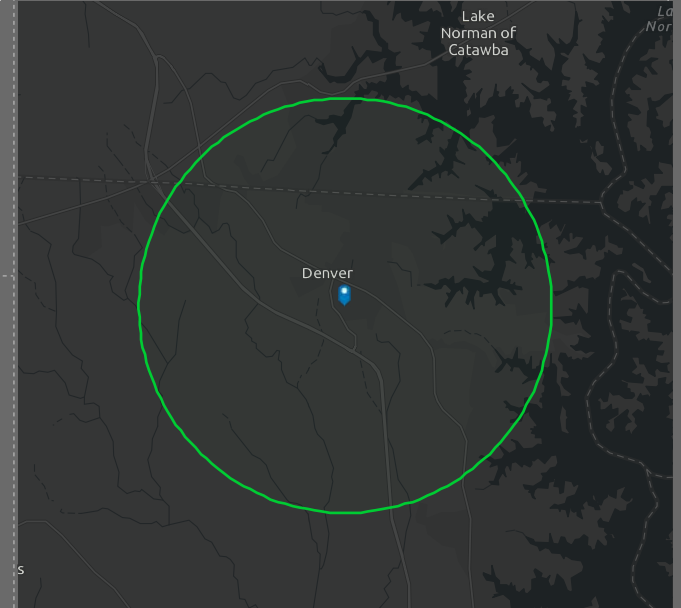


\$572,347

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

White Collar 72.6%

Blue Collar 17.8%

Services 11.2%

1.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri