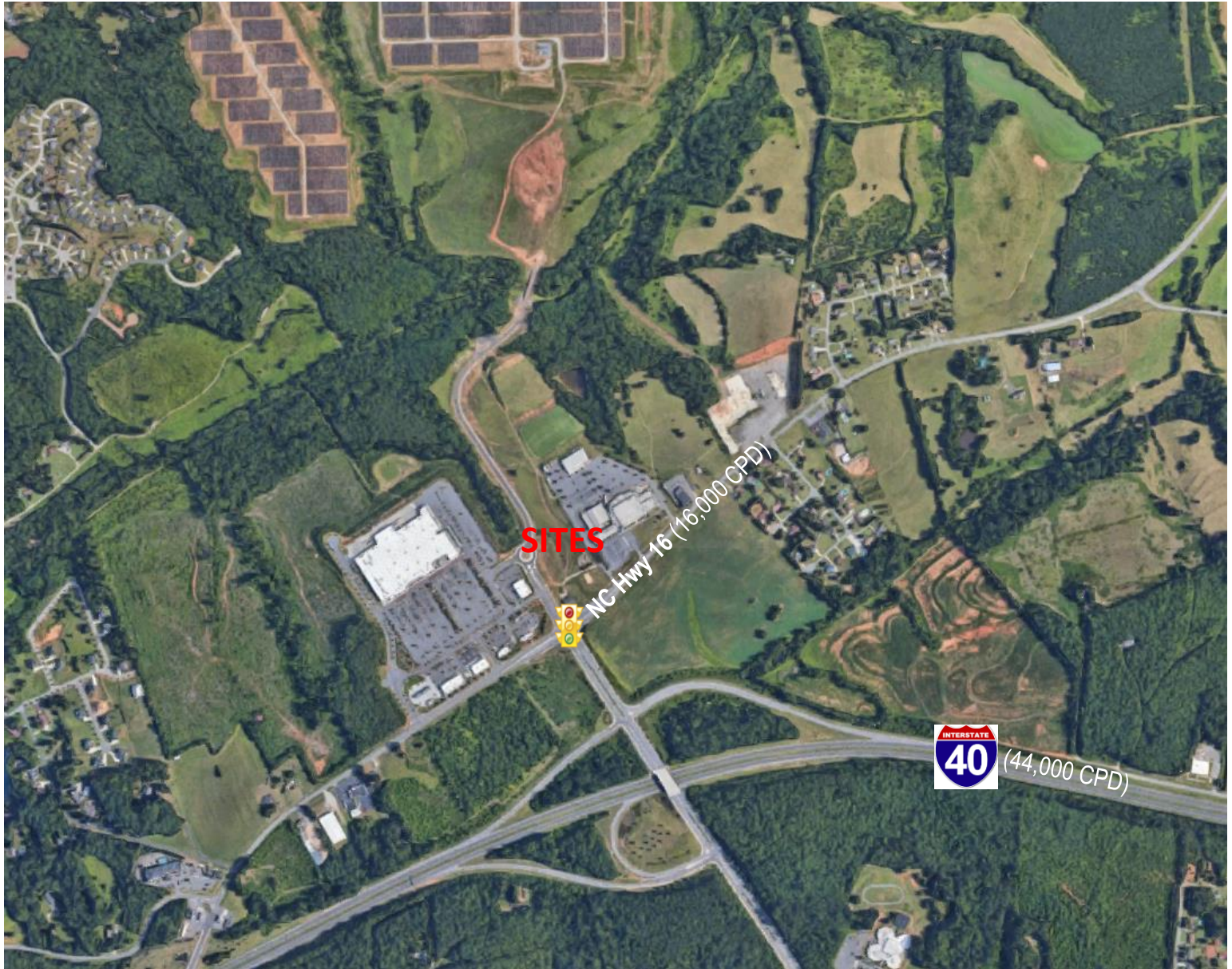


HARD CORNER WITH TRAFFIC LIGHT | CONOVER, NC

1409 N NC 16 HWY CONOVER, NC 28613



SPECIFICATIONS

Site A: \$125,000 per acre (3 +/- acres)

Site B: \$95,000 per acre (2 +/- acres)

Site C: \$75,000 per acre (2 +/- acres)

Main corner in Conover at I-40 Exit 132 at busy retail area with Wal-Mart and surrounding retailers. Corner perfect for fast food, gas, and retail. Remaining acreage would be great for office, medical, etc. with easy access and a beautiful setting with the Lyle Creek Greenway entrance across from the property.

COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

828.320.8989

jenny@commercialfirst.net

3031 North Center Street

hickory, nc 28601

www.commercialfirst.net

AERIAL

1409 N NC 16 HWY CONOVER, NC 28613

Conover is located in the western piedmont area of North Carolina and is part of the Hickory Metropolitan Statistical Area (MSA), the sixth largest MSA in the state. Conover is located approximately 50 miles northwest of Charlotte; 60 miles west of Winston-Salem; and 80 miles east of Asheville, and is the geographic center of Catawba County. Interstate 40 traverses through the City along with other major roads including US 70, US 321, US 70A, and NC 16. As of June 2016, the land area of the City is 10.96 square miles with a resident population of 8,301.



City of Conover

#7 "Best Commuter Cities in North Carolina"
-Obrella.com

#6 "Best Places to Start a Business in North Carolina"
-NerdWallet.com

"One of the 50 Safest Cities in North Carolina"
-Safewise.com

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SITE

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DEMOGRAPHICS

1409 N NC 16 HWY CONOVER, NC 28613

	1 Mile:	3 Miles:	5 Miles:
POPULATION: 2019			
Total Population	1,373	15,235	45,202
Median Age	43.7	40.4	38.6
Employees	58	806	2,071
Establishments	807	13,292	33,792
INCOME: 2019			
Median HH Income	\$60,304	\$59,102	\$54,425
Average HH Income	\$69,046	\$77,027	\$66,344
Per Capita Income	\$30,102	\$32,031	\$26,766
HOUSEHOLDS: 2019			
Total Households	598	6,322	18,142
HOUSING: 2019			
Owner Occupied Housing Units	76.3%	69.1%	67.7%
Renter Occupied Housing Units	21.2%	27.4%	28.1%
Vacant Housing Units	2.5%	3.5%	4.2%
RACE: 2019			
White	82.8%	76.9%	74.5%
Black	4.2%	7.6%	8.9%
Asian or Pacific Islander	7.2%	6.5%	6.4%
American Indian or Alaska Native	0.2%	0.3%	0.4%
Other Races	5.6%	8.6%	9.9%
ETHNICITY:			
Hispanic	7.1%	12.3%	14.4%
Non-Hispanic	92.9%	87.7%	85.6%

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