



1.29 ACRES
FOR SALE

LEASING CONTACT

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PROJECT HIGHLIGHTS

- Located at Pineville's main retail corridor.
- Excellent customer visibility to Monroe Hwy (Hwy 165) and Hwy 167.
- Signalized access into Lowes.
- Traffic Counts - Hwy 165 - 32,758 CPD (2021) and Hwy 167 - 29,768 CPD (2021)
- Major retailers at the intersection Walmart Super center, Super 1 Foods, Planet Fitness, Burke's Outlet.



DEMOGRAPHICS



TOTAL HOUSEHOLDS

| | | |
|----------------|----------------|----------------|
| 3 MILES | 5 MILES | 7 MILES |
| 6,999 | 17,131 | 28,625 |



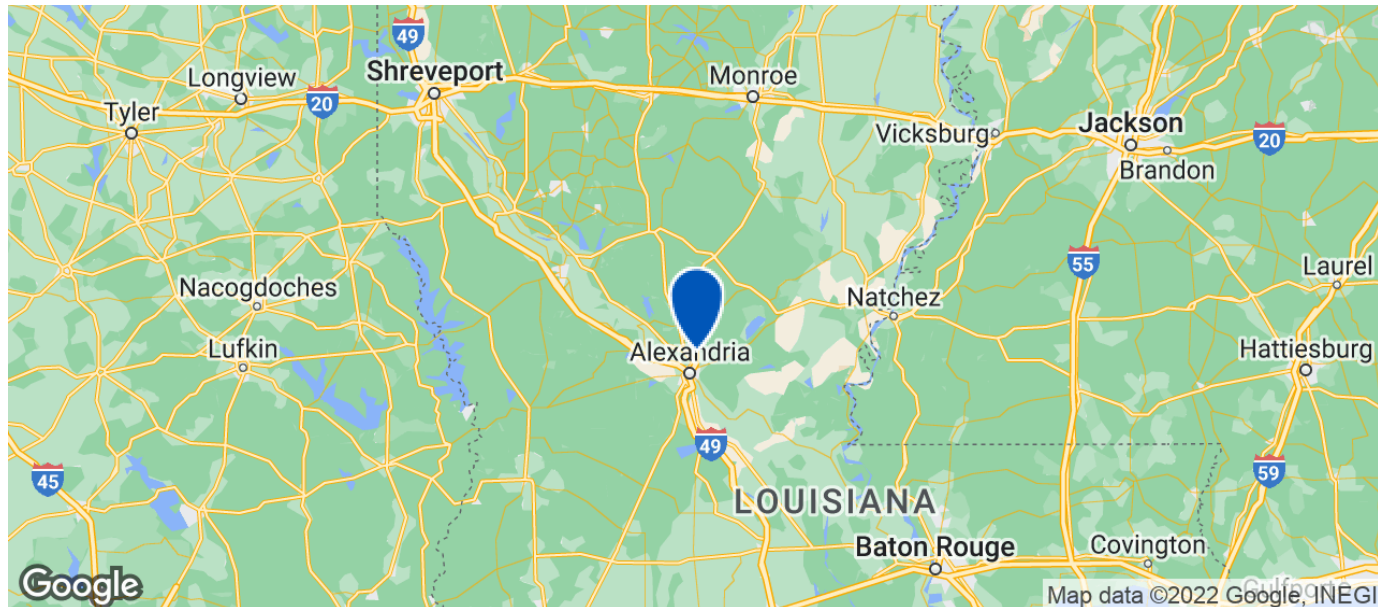
TOTAL POPULATION

| | | |
|----------------|----------------|----------------|
| 3 MILES | 5 MILES | 7 MILES |
| 17,644 | 43,510 | 72,017 |



AVERAGE INCOME

| | | |
|----------------|----------------|----------------|
| 3 MILES | 5 MILES | 7 MILES |
| \$74,267 | \$68,127 | \$66,052 |



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