



± 3.63 AC

ACCESS POINT



Waffle House



Zion Church Rd E

NC HWY 49 & HWY 601 CONCORD, NC 28025

Commercial Land for Sale

- ♦ ±3.63 AC
- ♦ Situated at the SW intersection of NC HW 49 & US HWY 601
- ♦ Access off Zion Church Rd E
- ♦ Road frontage
 - ◇ 382 Linear feet along HWY 49
 - ◇ 367 linear feet along HWY 601
- ♦ Zoned: C-2 highway commercial district, broad range of general commercial uses

DEMOGRAPHICS

| | ONE MILE | THREE MILES | FIVE MILES |
|----------------|----------|-------------|------------|
| POPULATION | 2,693 | 29,604 | 57,516 |
| DAYTIME POP. | 1,022 | 10,718 | 21,190 |
| AVG. HH INCOME | \$61,896 | \$62,870 | \$61,434 |

TRAFFIC COUNTS

| | |
|------------|------------|
| US HWY 601 | 29,000 VPD |
| NC HWY 49 | 13,000 VPD |

