

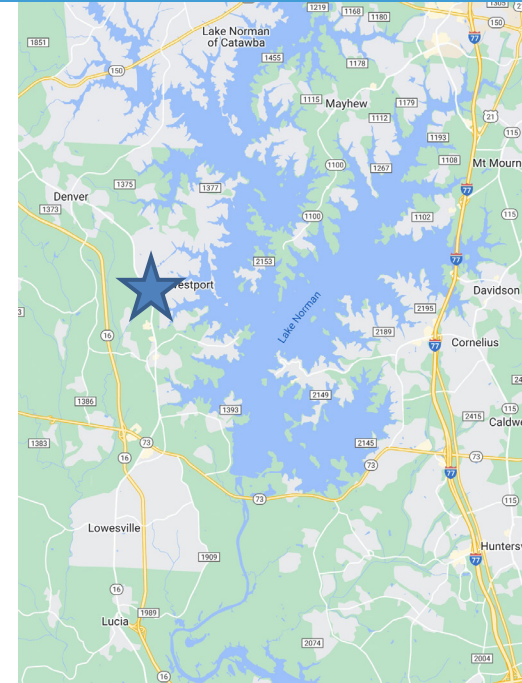
WESTPORT MARKET

2100 N. NC 16 BUSINESS HWY, DENVER, NC 28037

FOR SALE
OR LEASE

NS New South
Properties

+/-0.577 ACRE PAD SITE AVAILABLE (DRIVE THRU OPPORTUNITY)



PROPERTY HIGHLIGHTS

- GLA: 42,450 SF Anchored by Food Lion
- Well established Neighborhood Center offers easy accessibility to commuter, business and neighborhood traffic in strong growth and high income area of Lake Norman
- Signalized access on NC 16 Business Highway and Fairfield Forest Road.
- +/- 0.577 Acre Graded Pad Site
- 95% of Site Work Complete

PROPERTY HIGHLIGHTS

- Utilities stubbed to site
- Zoned - BG

DEMOGRAPHICS (2023)



POPULATION

3 Miles: 18,363
5 Miles: 39,793
7 Miles: 78,259



AVG. HH INCOME

3 Miles: \$151,951
5 Miles: \$180,924
7 Miles: \$177,147



DAYTIME EMPLOYEES

3 Miles: 9,392
5 Miles: 20,660
7 Miles: 43,865

BROKER CONTACT

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AERIAL

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