



Walmart SUPERCENTER  
LOWE'S  
HIGH ROCK CHURCH  
maurices  
PET SMART  
Great Clips  
GameStop  
SALLY BEAUTY  
Shoe Show  
at&t  
SUBWAY  
verizon  
SHOE DEPT.

# ± 0.96 ACRES AVAILABLE LEXINGTON NC

COTTON GROVE ROAD & FAIRVIEW DRIVE  
LEXINGTON, NC 27292

Old Linwood Rd

Brown St

Cotton Grove Rd

Fairview Dr

**SITE**

SHETZ

ZAXBY'S  
EXXON

SHELL

CH  
COUNTRY HEALTH

EXIT 91

Walgreens

Hampton Inn

The Arbor @  
Cotton Grove

BURGER KING  
TACO BELL

DUNKIN' DONUTS  
AspenDental  
MATTRESS Warehouse

Arby's  
Applebee's  
Old Country Store  
Chick-fil-A

Parkway Plaza  
belk Gabe's  
CLUBS OUTLET  
TRACTOR SUPPLY CO  
DOLLAR TREE

12,000 VPD

26,000 VPD

58,000 VPD

54,500 VPD



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203  
WWW.PROVIDENCEGROUP.COM

FOR LEASE

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



### PROPERTY / LEASE INFORMATION

±0.96 Acres Available

For Lease or build-to-suit

Single or multi-tenant development options

Please call for pricing

### PROPERTY DESCRIPTION

Site located on heavily traveled Cotton Grove Rd just off of I-85.

Future signalized access to site

New 80 unit multi - family development under construction nearby

Site to share a traffic signal with Sheetz

Area retailers include:



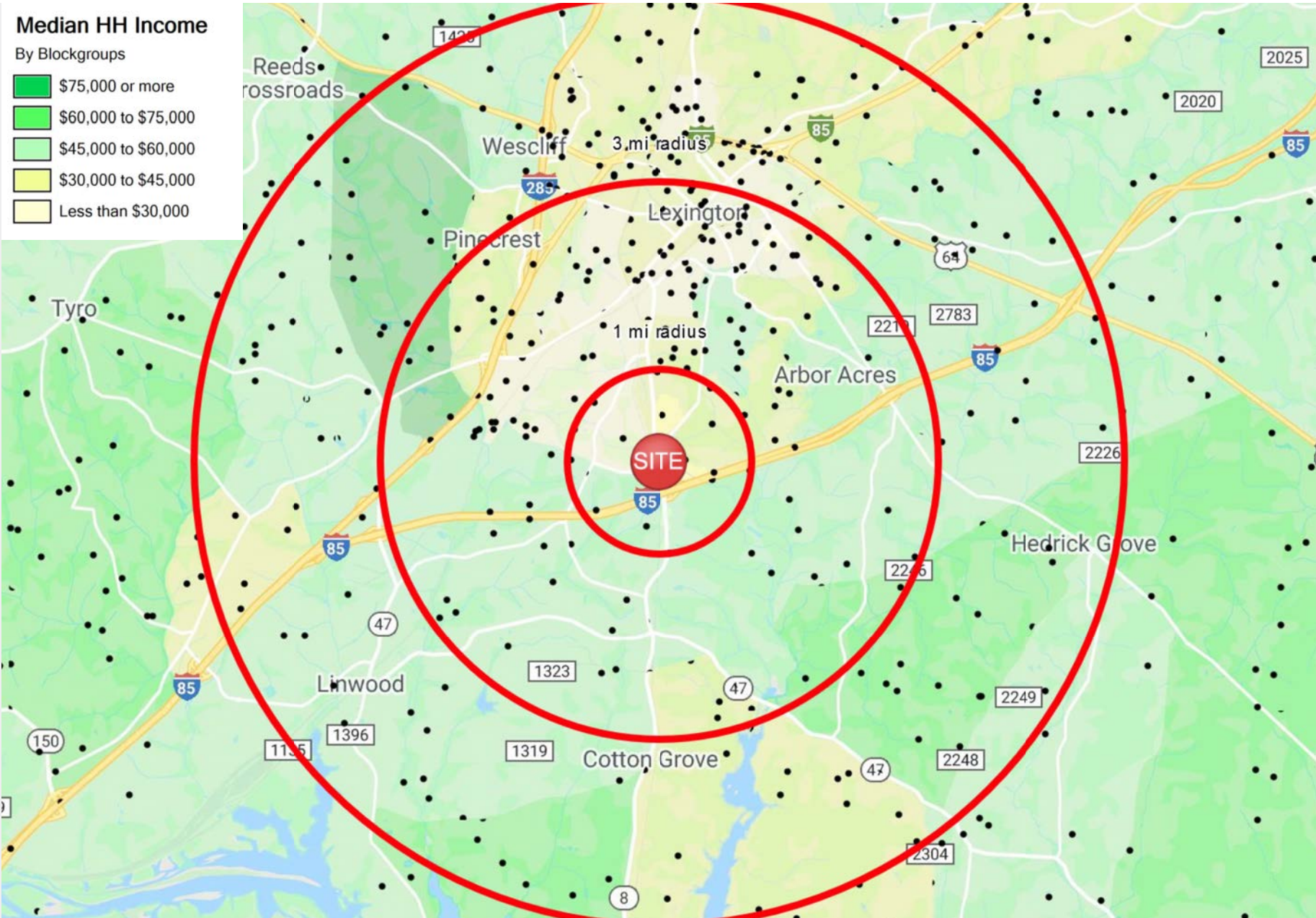




DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	1,747	16,916	35,190
AVERAGE HH INCOME	\$51,835	\$52,896	\$55,745
MEDIAN HH INCOME	\$35,658	\$37,608	\$43,430
BUSINESS ESTABLISHMENTS	202	1,155	1,788
DAYTIME EMPLOYMENT	2,724	11,372	18,667

### 2019 TRAFFIC COUNTS (NCDOT)

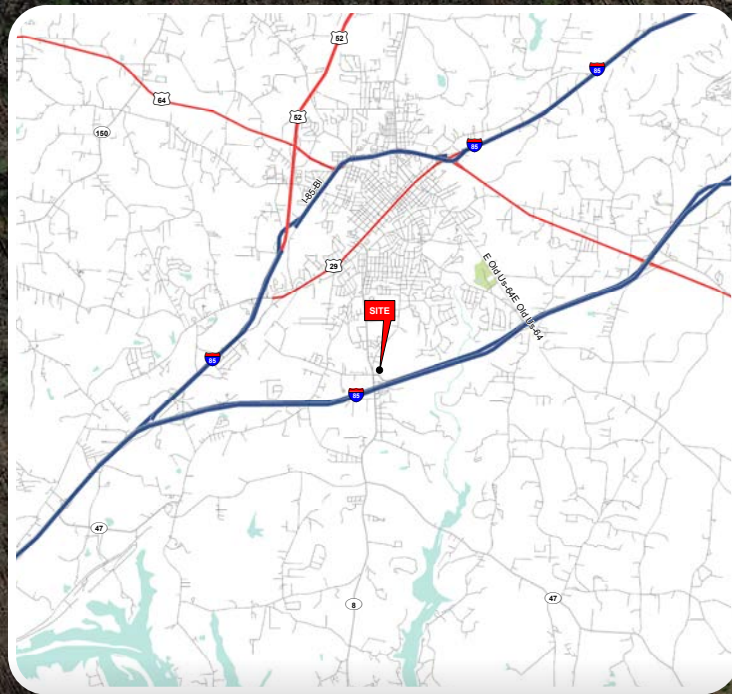
- 26,000 VPD on Cotton Grove Rd.
- 12,000 VPD on Fairview Dr.
- 58,000 VPD on I-85





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INTERSECTION OF COTTON GROVE ROAD & FAIRVIEW DRIVE | LEXINGTON, NC 27292



## CONTACT

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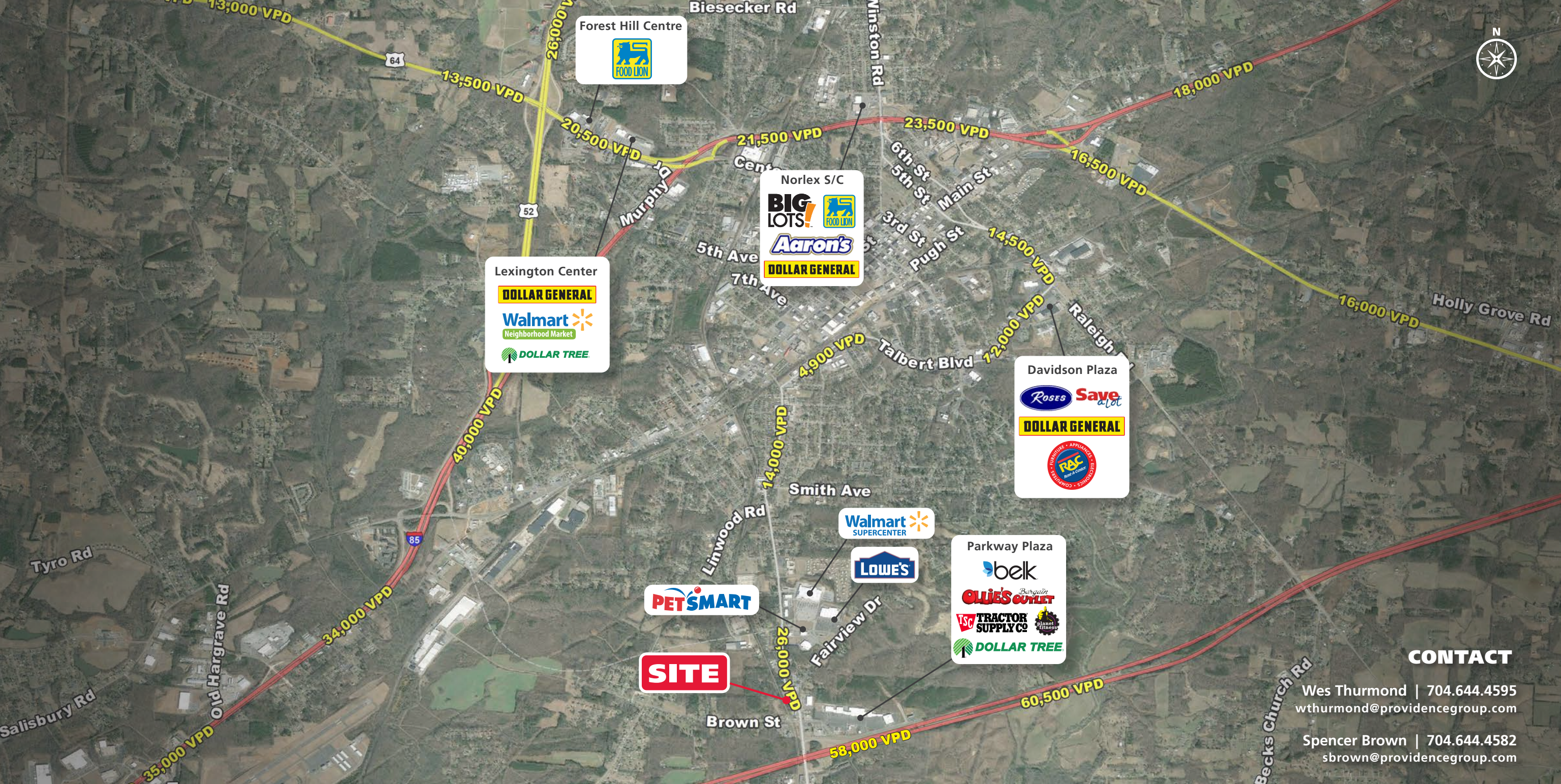
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