SIGNALIZED CORNER OUTPARCEL

AVAILABLE FOR SALE OR LEASE

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



HWY 29 & LENTZ RD | CHINA GROVE, NC | 28023

CONTACT: Henry Breaux | 704.644.4580 | *hbreaux@providencegroup.com*

SIGNALIZED CORNER OUTPARCEL

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PROPERTY DETAILS

Asking Price/Rate:	Call for details
Acreage:	±0.8 Ac
Zoning:	HB
Condition:	Site will be delivered graded, with offsite storwater detention, and Lentz Rd entrance drive constructed.
Delivery Date:	Q1 2027

PROPERTY HIGHLIGHTS

- Corner signalized parcel adjacent to a new Taco Bell
- There are two residential developments nearby with townhomes & single-family residences behind the site along Lentz & E. Liberty St.



(2026) DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,213	14,651	42,369
AVERAGE HH INCOME	$77,881	$88,151	$95,315
DAYTIME EMPLOYMENT	1,209	3,223	9,164

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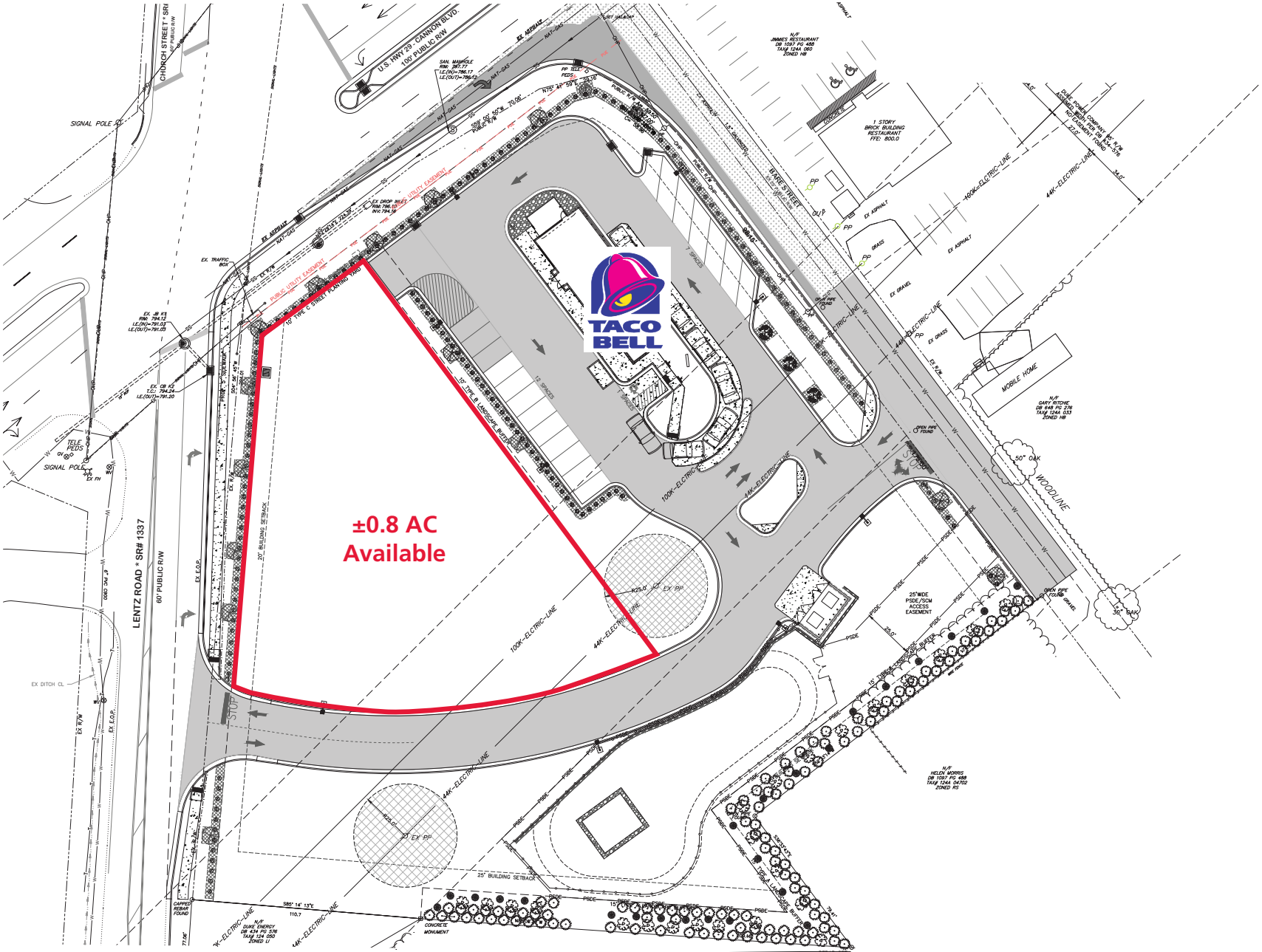
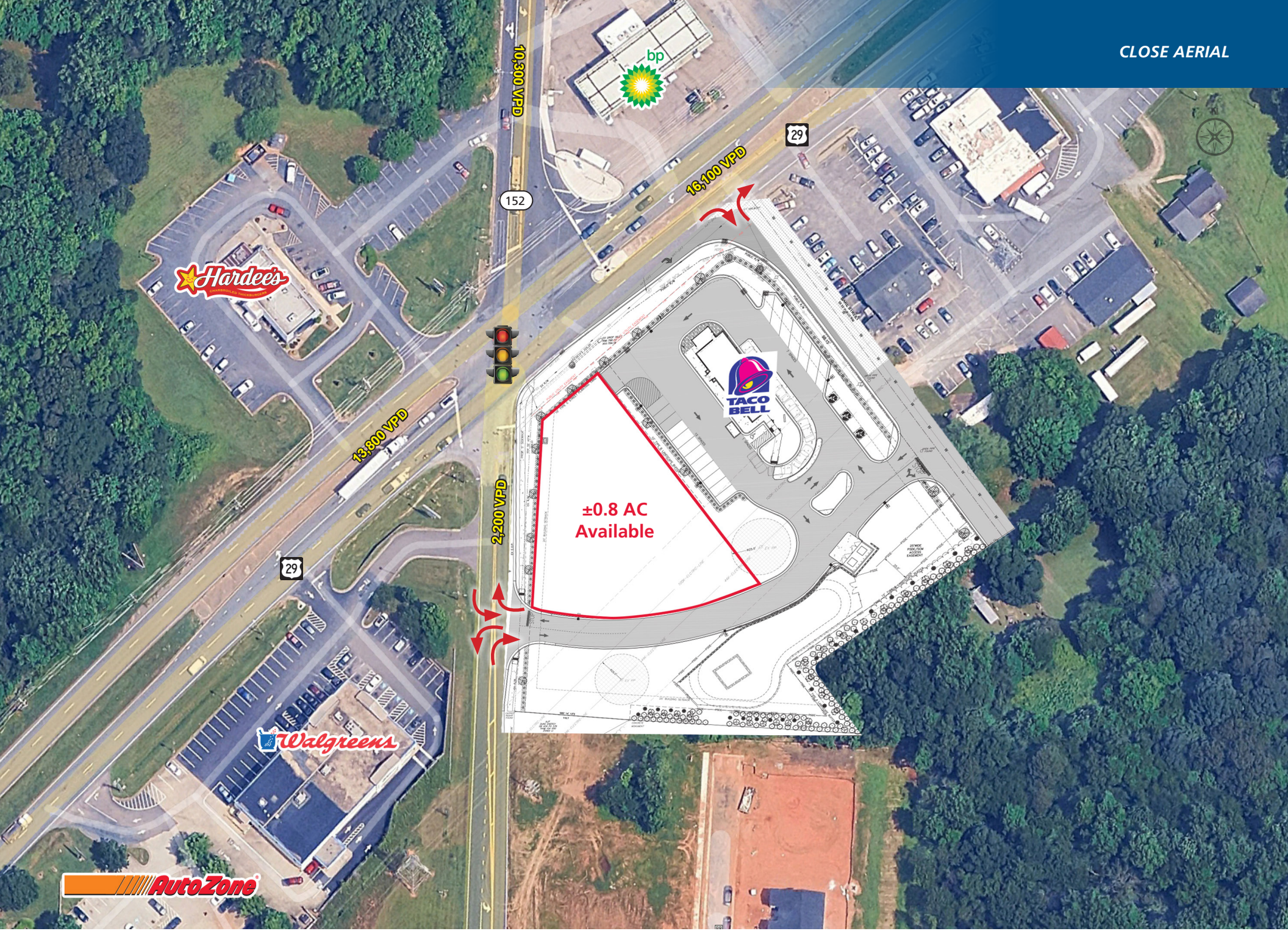
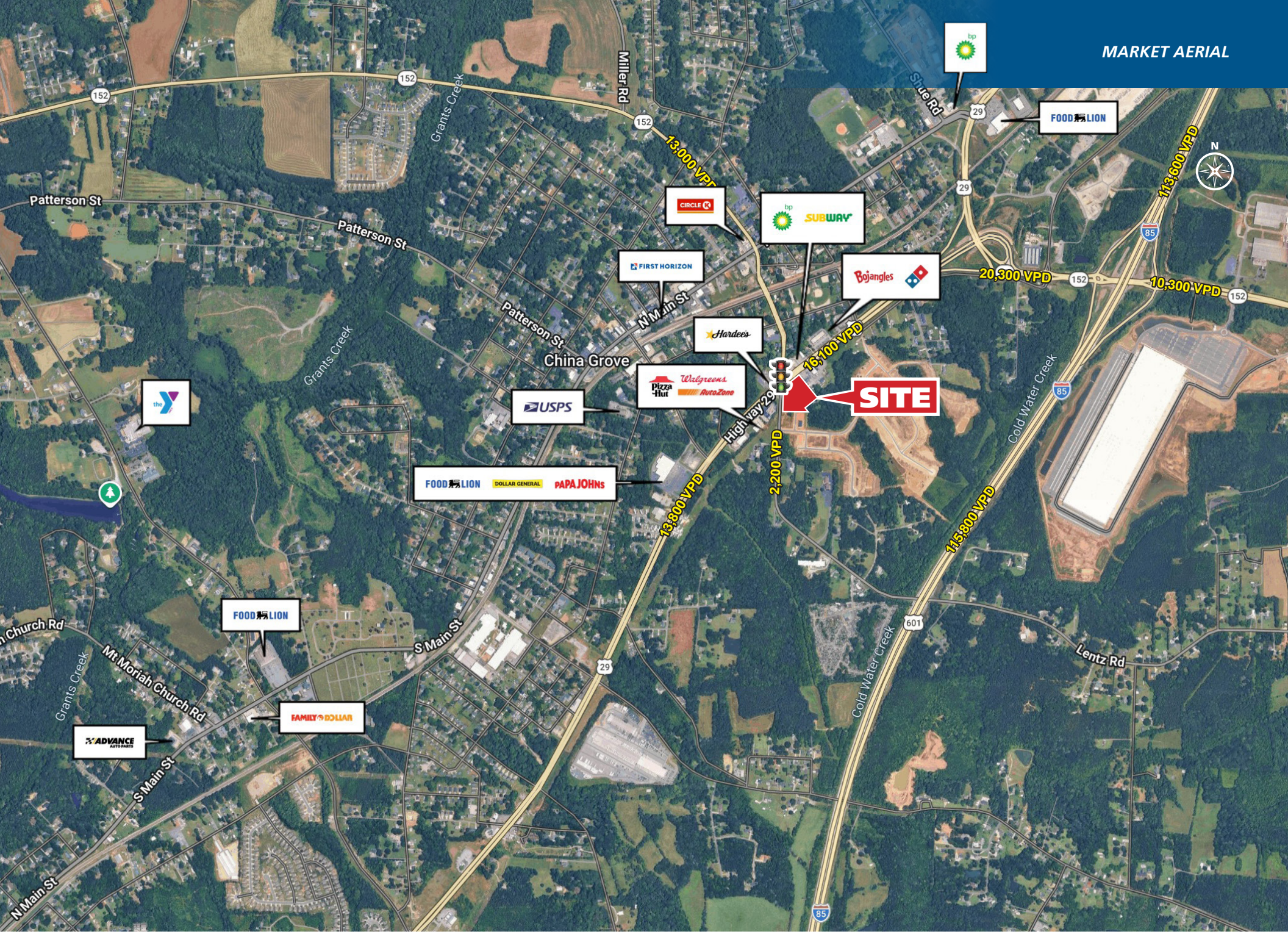

TACO BELL
±0.8 AC
Available
LENTZ ROAD * SR# 1337
60' PUBLIC R/W
U.S. HWY 29 - CANNON BLVD.
100' PUBLIC R/W
CHURCH STREET * SR#
SIGNAL POLE
TELE PEDS
EX. TRAFFIC BOX
EX. DITCH CL
20' BUILDING SETBACK
25' BUILDING SETBACK
100K-ELCTRIC-LINE
44K-ELECTRIC-LINE
BARE STREET
1 STORY BRICK BUILDING RESTAURANT FFE: 800.0
MOBILE HOME
WOODLINE
50" OAK
30" OAK
25' WIDE PSDE/SCM ACCESS EASEMENT
CONCRETE MONUMENT
CAPPED REBAR FOUND

CLOSE AERIAL




E Church St
10,300 VPD
16,100 VPD
13,800 VPD
2,200 VPD
Lentz Rd
152
29
29
±0.8 AC
SITE
Bojangles
SUBWAY
bp
Hardee's
TACO BELL
Walgreens
AutoZone
Pizza Hut
Liberty Grove
(148 Single-family homes /
92 Townhomes planned)

MARKET AERIAL



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