



Excess Properties



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

EXCESS LAND FOR SALE

5374 E NORTH CAROLINA HWY | MAIDEN, NC



PROPERTY AERIAL

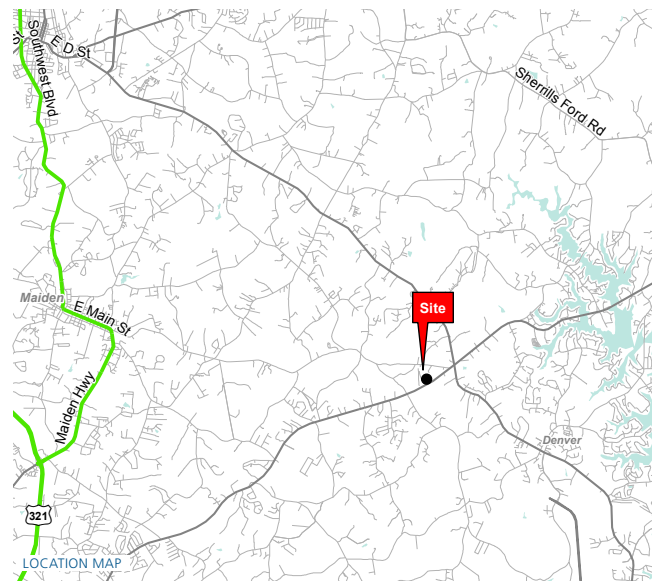
DEMOGRAPHICS (2016)	3 MILE	5 MILE	10 MILE
POPULATION	7,629	19,180	91,780
HOUSEHOLDS	3,023	7,637	35,868
AVERAGE HH INCOME	\$71,063	\$73,776	\$85,844

TRAFFIC COUNTS (NCDOT - 2015)

HWY 150	12,000 VPD
HWY 16	13,000 VPD

PARCEL

PARCEL 1: 16.00 ACRES	PARCEL 4 : 1.00 ACRES
PARCEL 2: 2.00 ACRES	PARCEL 5: 1.00 ACRES
PARCEL 3: 2.00 ACRES	PARCEL 6: 1.00 ACRES



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EXCESS PROPERTY SITE PLAN CRITERIA

- Nearby intersections and access points to the Lowe's site must be clearly labeled (Full Access, Right In/Right Out, Signalized, etc.)
- Current and proposed signage must be shown.
- There shall be no gap between the existing road frontage right of way and the parcel's front property line (Lowe's does not want to own a strip between the road and the parcel that it must maintain)
- The main parking field for any new development shall be located in front of the main entrance to the building to the maximum extent practicable.
- Parking space requirements shall be achieved within the proposed property boundary and not include cross-parking with Lowe's.
- Parcel separation between Lowe's and the parcel must be defined by a drive aisle with a minimum 24' width.
- No portion of Lowe's front drive aisle (parallel to Lowe's front sidewalk) shall serve as the primary route for customers to gain access to the parcel. Primary access to the parcel shall be provided by an alternate access point such as a dedicated driveway or cub cut off of an existing entrance drive. To avoid congestion, primary access to a high trip generating use should not be provided via Lowe's main access drive.
- Proposed uses with a drive-thru must provide a minimum stacking distance for 10 cars (from order board). Stacking from the peak queue must be completely contained within the parcel property. High trip generating uses shall provide stacking for 20-25 vehicles. Historical peak queue data for the proposed use may be requested by Lowe's during the design process.
- Lowe's signage shall not be located within the property boundary of any proposed parcel.
- Following Data Block needs to be on the site plan. Lowe's can provide the information for the Lowe's acreage and building square footage.

EXCESS PROPERTIES/CARVE OUT REC DATA BLOCK	
Acreage:	
Existing Lowe's	XX.XX
Buyer Parcel	X.XX
Proposed/Remaining Lowe's	XX.XX
Existing Zoning:	
	X-X
Buildings:	
Lowe's Building	XXX,XXX SF
Lowe's Garden Center	XX,XXX SF
Buyer Building	X,XXX SF
Lowe's Parking:	
Existing Spaces	XXX
(Ratio: X.X spaces/ 1,000SF)	
Proposed/Remaining Spaces	XXX
(Ratio: X.X spaces/ 1,000SF)	
Required Spaces (Municipal)	XXX
(Ratio: X.X spaces/ 1,000SF)	
Buyer Parking:	
Proposed Spaces	XX
(Ratio: X.X spaces/ 1,000SF)	
Required Spaces (Municipal)	XX
(Ratio: X.X spaces/ 1,000SF)	
Required Spaces (by Lowe's)	XX
(Ratio: X.X spaces/ 1,000SF)	

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