

HIGH-VISIBILITY SITE RESTAURANT, MEDICAL OR FITNESS USER

1010 GREENSBORO AVE & HIGHWAY 64 | SILER CITY, NC 27344

AVAILABLE



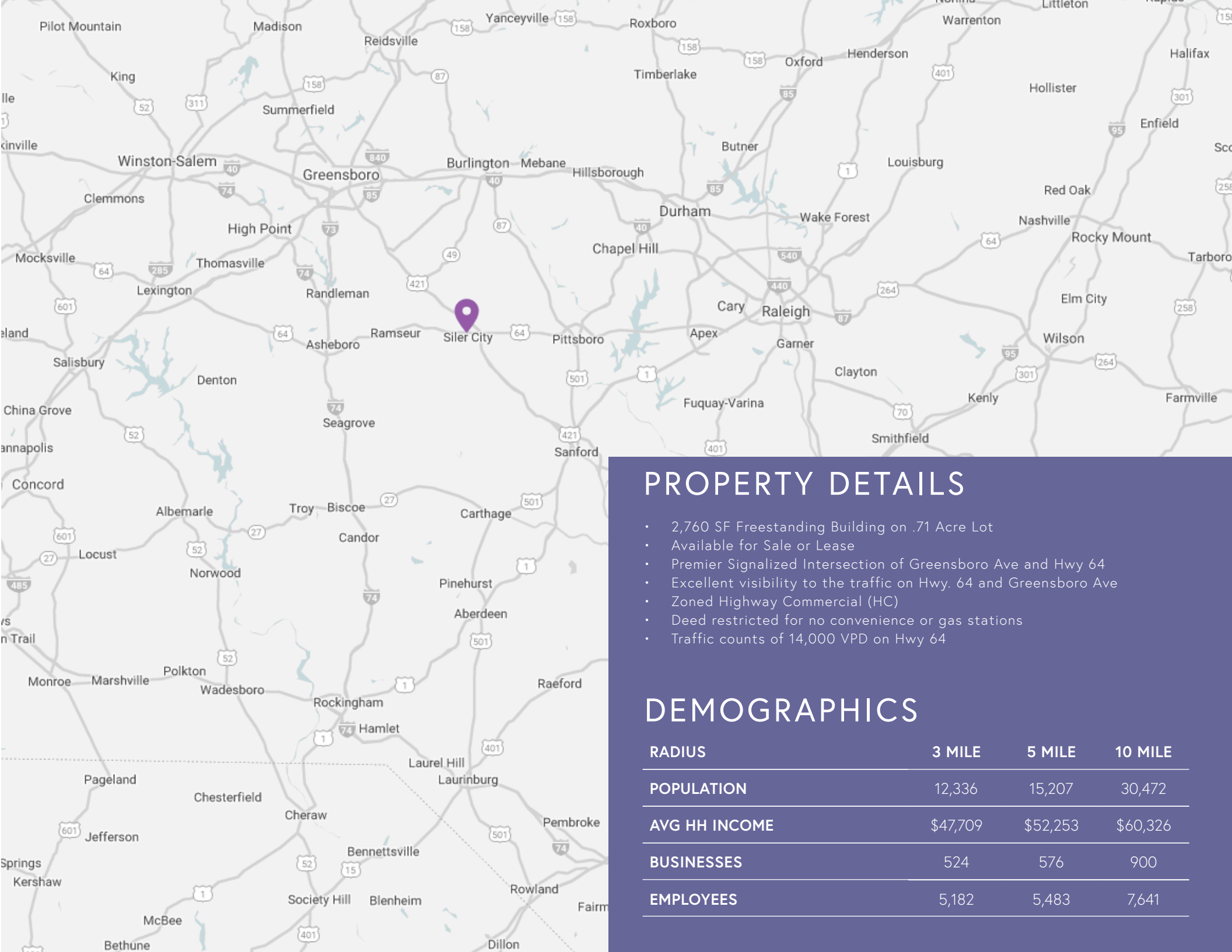
CONTACT

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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



PROPERTY DETAILS

- 2,760 SF Freestanding Building on .71 Acre Lot
- Available for Sale or Lease
- Premier Signalized Intersection of Greensboro Ave and Hwy 64
- Excellent visibility to the traffic on Hwy. 64 and Greensboro Ave
- Zoned Highway Commercial (HC)
- Deed restricted for no convenience or gas stations
- Traffic counts of 14,000 VPD on Hwy 64

DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	10 MILE
POPULATION	12,336	15,207	30,472
AVG HH INCOME	\$47,709	\$52,253	\$60,326
BUSINESSES	524	576	900
EMPLOYEES	5,182	5,483	7,641

MARKET OVERVIEW

Siler City, North Carolina

Siler City is the largest town in Chatham County with a population of 8,639. The town is located midway between the Triad and the Triangle, making Siler City an ideal home for individuals who work in either locale. Two major highways, US 421 and US 64, intersect in Siler City ensuring accessibility to the region's large metropolitan areas. Siler City has excellent schools and is home to Central Carolina Community College. Major employers include Mountaire Farms, Acme McCrary, Carolina Wood Products, Chatham Plaza, Walmart, NCDOT and Carolina Stockyards.

Siler City - City Hall



Downtown Siler City



Mountaire Farms Chicken Plant



PROPERTY PHOTOS



PROPERTY PHOTOS





Bestfood CAFE/PIZZERIA
Hayley-Bales STEAKHOUSE
Siler City NC



E 11th St

64

N 3rd Ave

14,000 VPD



SILER CITY



Greensboro Ave

Greensboro Ave



Nericcio's Family Restaurant

New Star Auto Sales

64

Siler City Motor Lodge



Chatham Charter School

Willett Rd

Roland Marsh Rd

N Richardson Rd

Woody Ln

Siler Crossing

Siler Xing

421

23,000 VPD

ACME Distribution Center

Siler City Motor Lodge

14,000 VPD

19,000 VPD

Mountaire Farms

ACME McCrary Corporation

Chatham Center for Innovation

NCDOT Highways Division

Siler City Community Health Center

Downtown Siler City

SILER CITY

SOUTHERN STATES

Carolina Dance and Gymnastics

Siler City Community Health Center

Jordan-Matthews High School

Brookwood Farms

piggly wiggly

Carolina Wood Enterprises Inc

Alston Bridge Rd

Bray Park

Pony Farm Rd



CONTACT FOR LEASING DETAILS

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XTEAM
RETAIL ADVISORS



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