

3612 HWY 49 SOUTH

HARRISBURG, NORTH CAROLINA 28075

AVAILABLE LAND FOR SALE



PROPERTY OVERVIEW

3612 HWY 49 SOUTH

+/-0.82 acres available for sale in Harrisburg, NC. The offering is situated less than 1 mile from the long established retail corridor boasting numerous nationally backed credit tenants. The land's predominantly level topography presents ideal future development opportunities.

PROPERTY DETAILS

Address 3612 Hwy 49 South, Harrisburg, NC 28075

Available AC +/- 0.82 Acres for Sale

Cabarrus County PIN Numbers 55171777680000 & 55171788350000

Zoning B-1

Price \$425,000

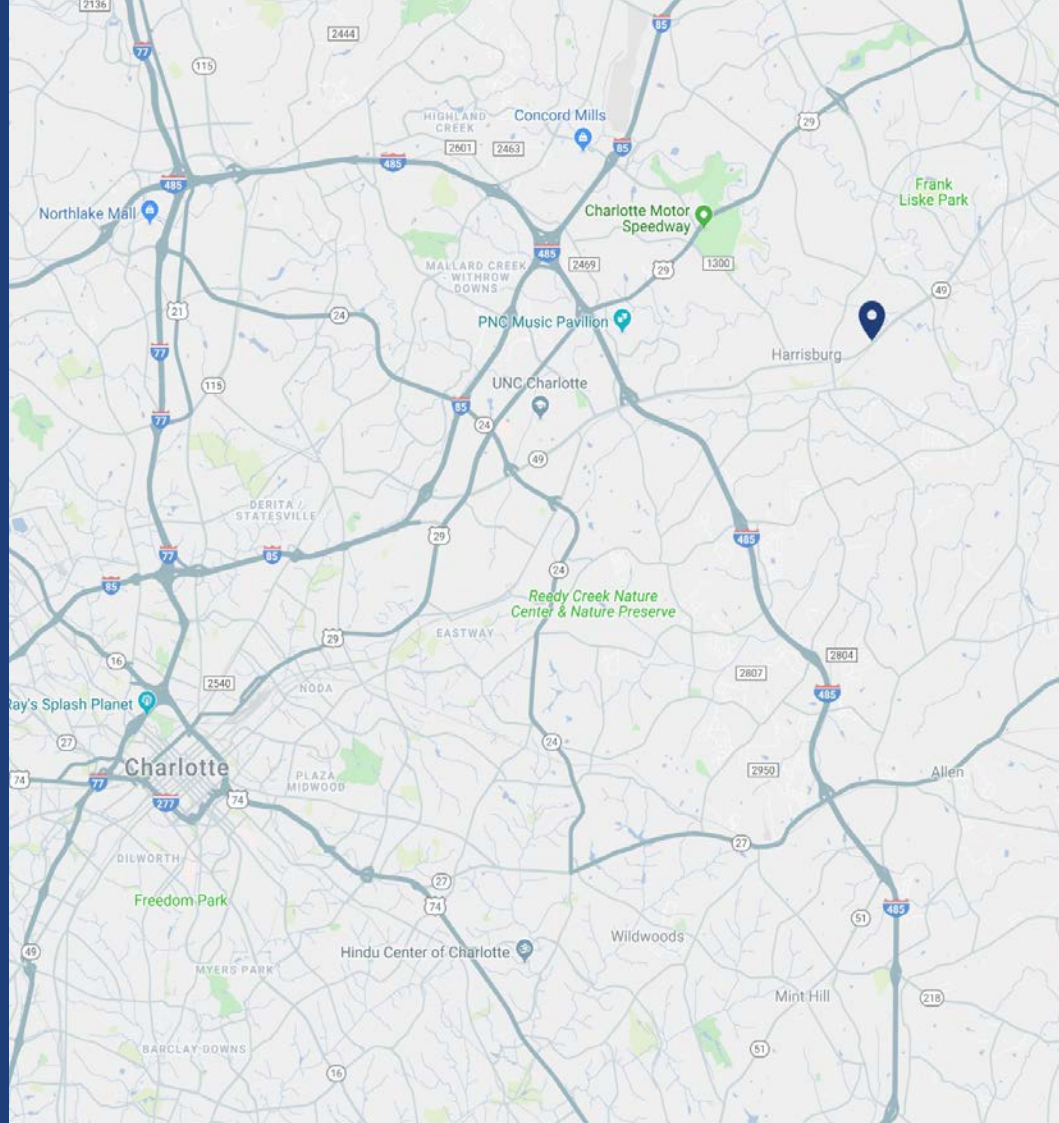
Access Full access from Hwy 49

Curb Cuts Two curb cuts

Dimensions Site dimensions approx. 195' wide x 210' depth

Additional Notes Located approx. 4 miles east of I-485

Traffic Counts 29,975 VPD 2018 Estimate



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	3,273	31,662	95,999
Avg. Household Income	\$89,908	\$100,657	\$87,672
Households	1,326	11,120	34,171
Daytime Employees	1,498	7,452	17,639

MARKET OVERVIEW

HARRISBURG NORTH CAROLINA

Founded by Scots-Irish settlers whose decedents still live here, Harrisburg lies in the south-western part of Cabarrus County, bordered to the north by Concord and to the west by Charlotte in Mecklenburg County. Hwy 49 passes through the center of Harrisburg.

The town is home to the U.S. Legend Cars International, the largest manufacturer of race cars in the world. An old slice of Americana still exists, as the town hosts one of the largest 4th of July parades in the region, bringing in more than 50,000 visitors.



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

