

# 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

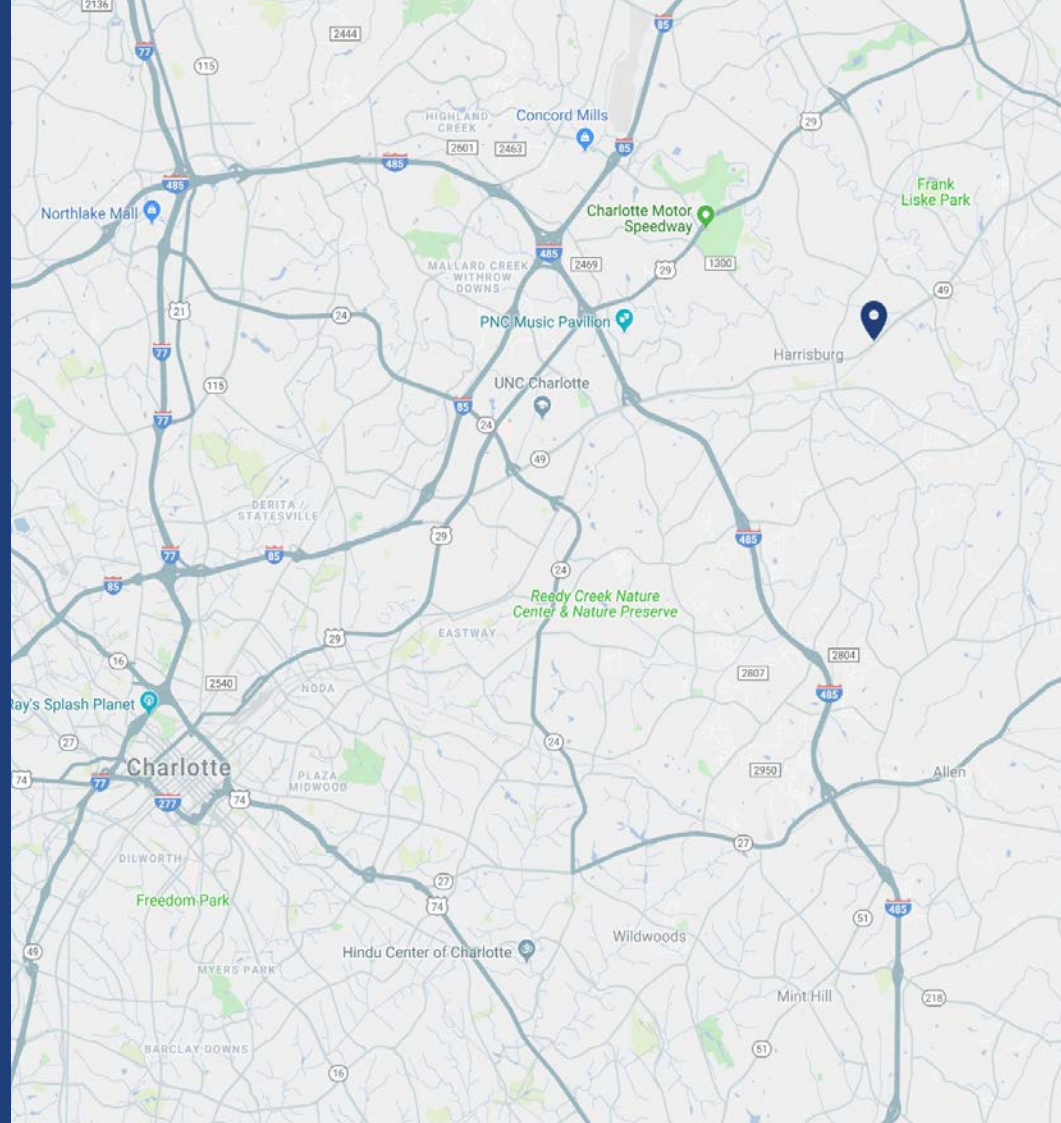
**Access** Full access from Hwy 49

**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

---

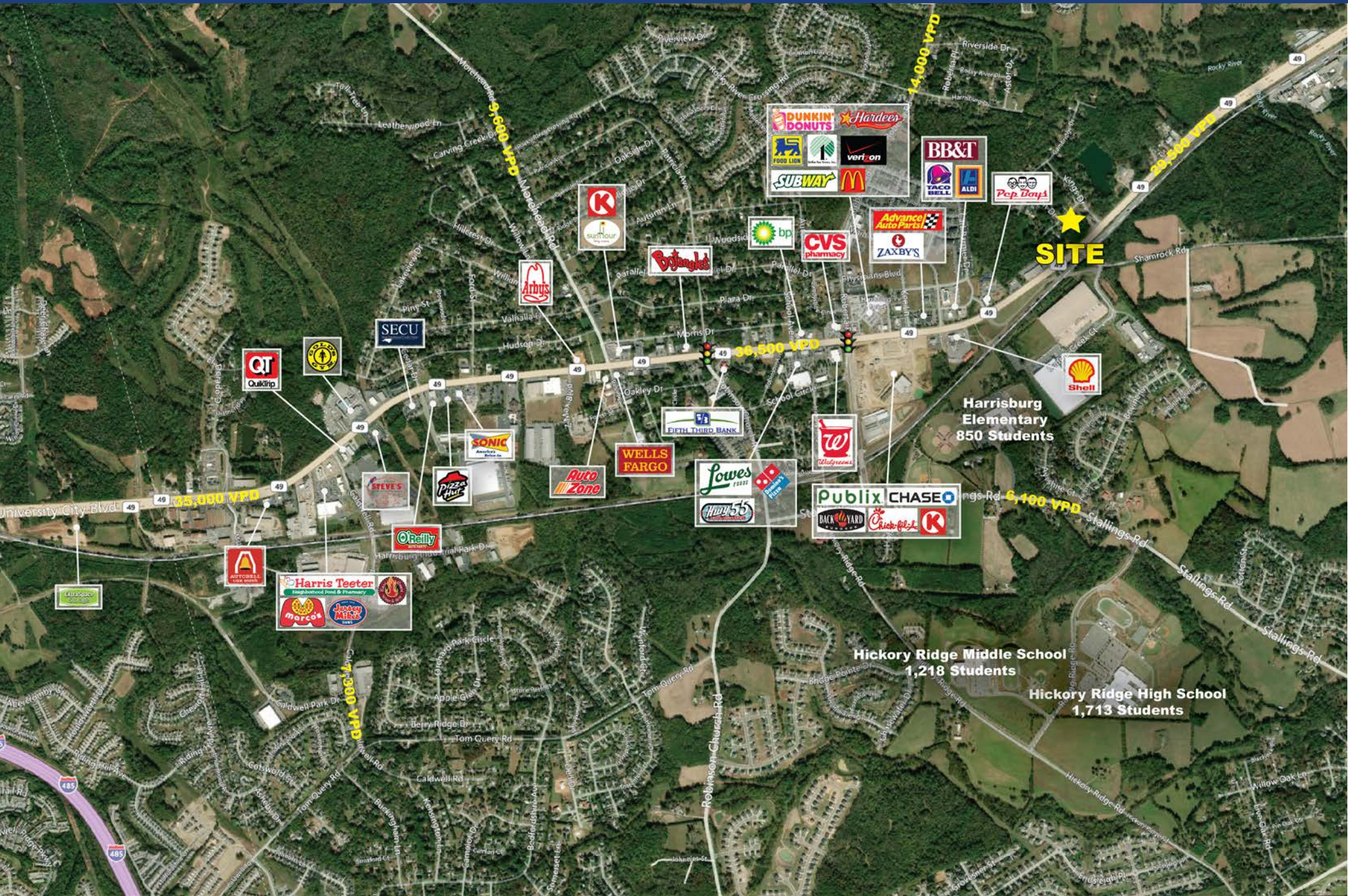
# HARRISBURG NORTH CAROLINA

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.



# MARKET OVERVIEW



## CONTACT

---

Tracy Efird

Tracy@thenicholscompany.com

704.373.9797



## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

(O) 704.373.9797

(F) 704.373.9798

### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.

