



Hwy 135, Mayodan, NC 27027

For Sale  
\$300,000



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# Lot in Front of Lowes Home Improvement Hwy 135 Mayodan NC

## PROPERTY FEATURES

- Up to 1.5 acre outparcel of a shopping center that includes a Lowes Home Improvement, Bojangles and AutoZone
- The property is in the growing corridor of future I-73 (current Hwy 220) between Madison, Mayodan, Stoneville, and Eden
- Rockingham County Parcel ID 179330 consists of 2.12 acres. There is a storm pond and a sewage pump station on the property. The proposed lot would be subdivided from this parcel
- Sewer and water are available on site
- The current zoning is C2/MY (Highway Commercial)
- Certain restrictions apply and will be provided upon request

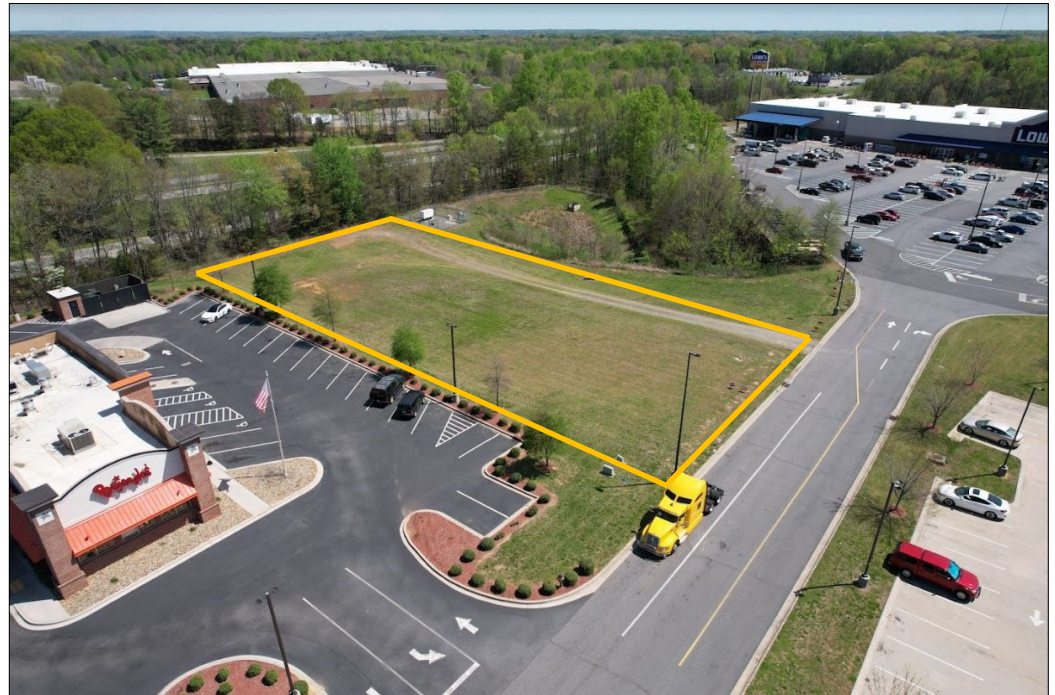
## LOCATION

- This property is just off the exit of Hwy 220 and NC-135/Hwy 311
- The nearby properties consist of a Lowes Home Improvement, Walmart Superstore AutoZone, Bojangles and other QSR's
- Dalton McMichael High School is across NC-135

## POTENTIAL USES

- Quick Serve Restaurant (QSR) (restrictions apply)
- Car Wash (restrictions apply)
- Other highway commercial business uses

*Note: All proposed uses are only a recommendation*



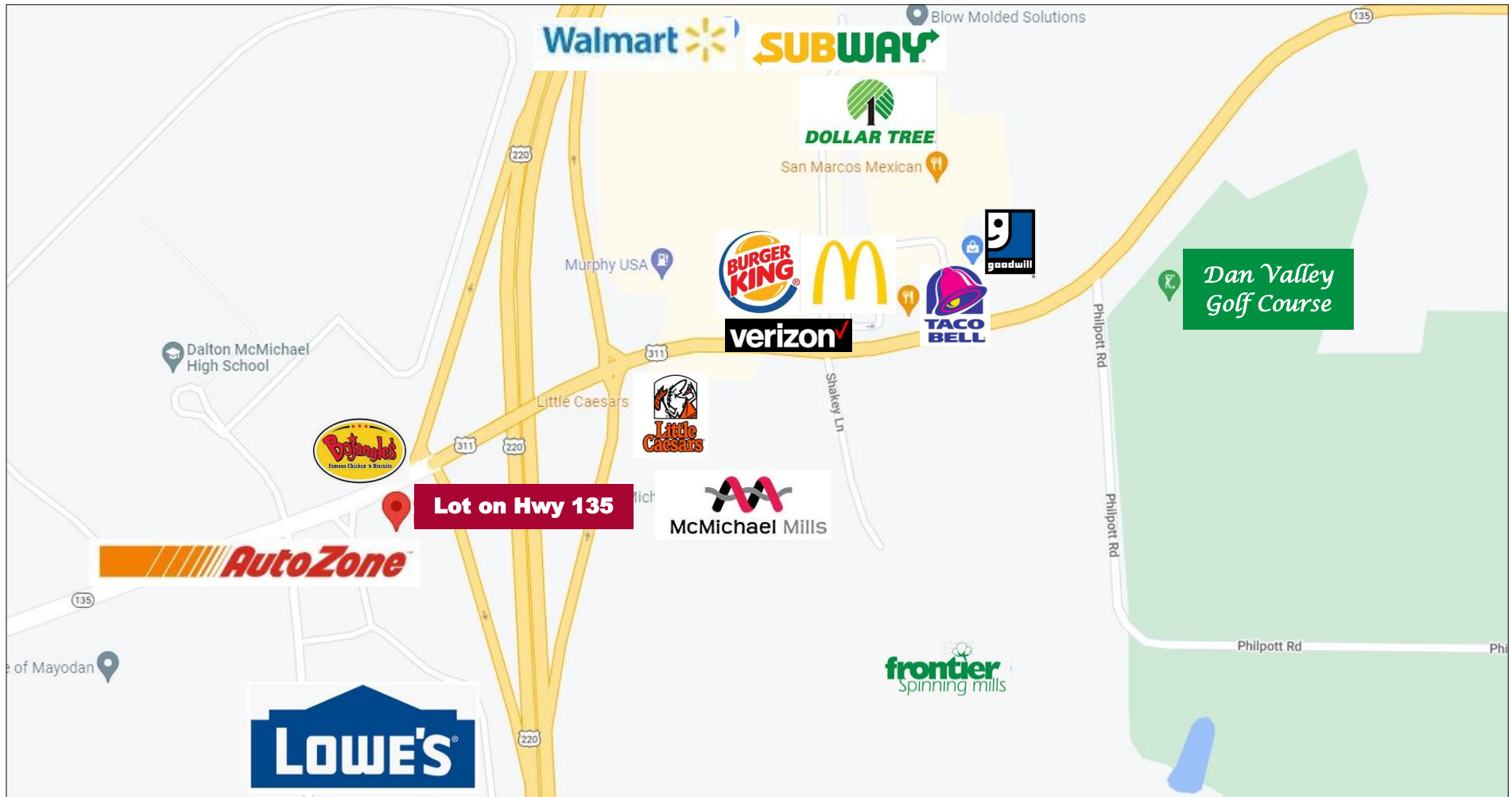




## SKETCH OF POTENTIAL QUICK SERVE RESTAURANT

Note: This sketch is intended for illustrative purposes only. It is the buyer's responsibility to submit their own plans and obtain any and all necessary approvals and permits for any kind of construction. Furthermore, neither the owner or Brown Investment Properties warrant that the use shown would be approved for this property.

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## DEMOGRAPHICS

|                                                                         | 2 Miles  | 5 Miles  |
|-------------------------------------------------------------------------|----------|----------|
| <b>Population</b>                                                       | 2,815    | 13,549   |
| <b>Avg HH Income</b>                                                    | \$46,126 | \$54,230 |
| <b>Traffic:</b> Along NC-135 - 12,359 VPD<br>Along Hwy 220 - 13,077 VPD |          |          |



# 6820 Hwy 135, Mayodan NC 27027

