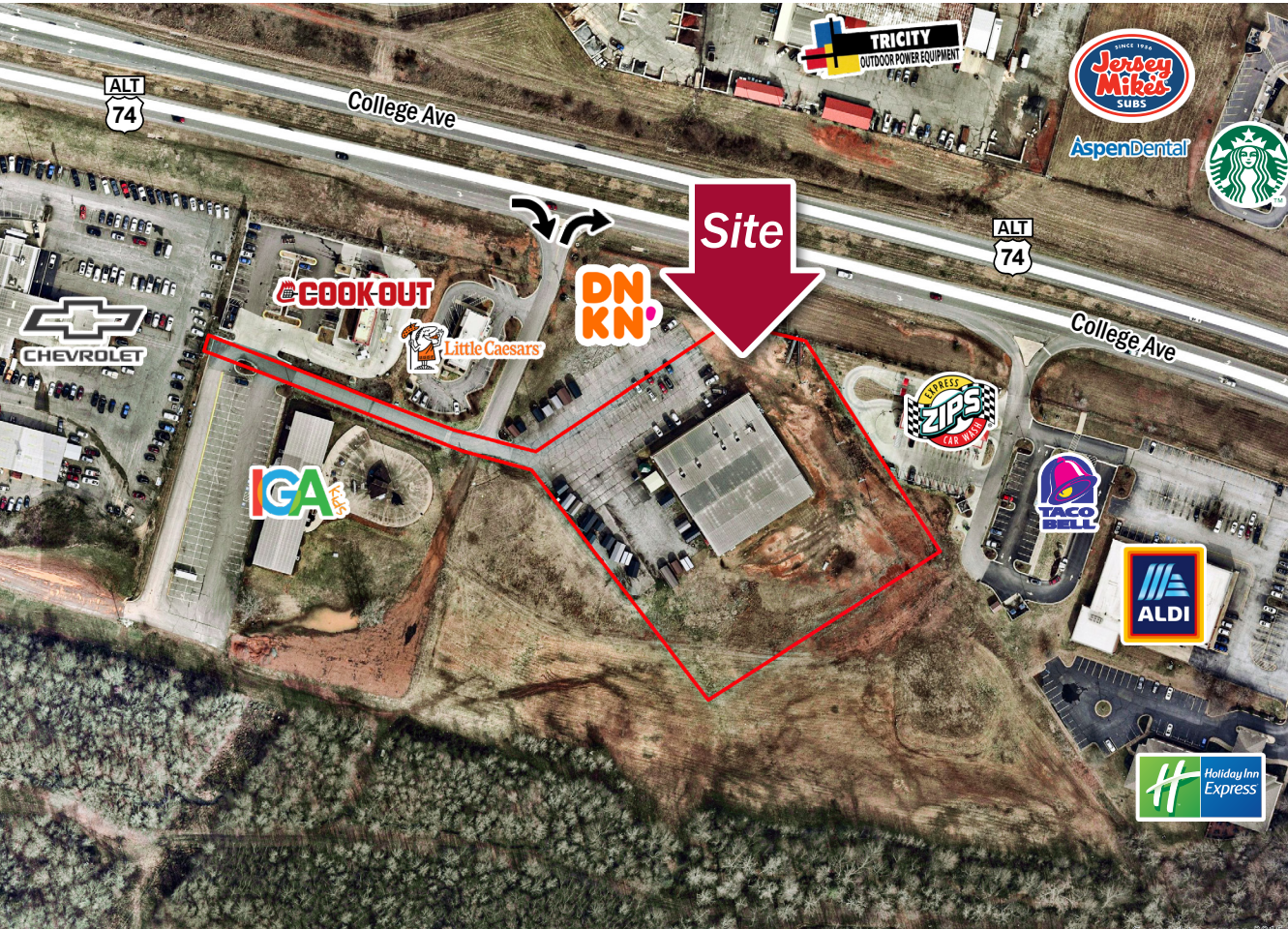


# 137 West Victory Park

FOREST CITY, NC 28043



Land	FOR	SIZE	PRICE
	Sale	3.38 AC	\$1,900,000



## Overview

3.38 AC of Land For Sale in Forest City, NC in close proximity to Walmart, Aldi, Lowes HI, and Ingles.

Located on high traffic corridor of College Avenue (22,500 AADT) across from newly constructed Starbucks, Jersey Mikes and Aspen Dental

Zoned C-3- Permitted Uses per Town of Forest City include: Multi-Family Dwellings, Single-Family Dwellings, Daycares, Medical, Government Buildings, Animal Services, Banks, Hotels, Restaurants, Breweries, Indoor Storage, etc.

21,600 SF Building built in 1985, currently used as Bowling Alley

## ±3.38 Acres, Land for Sale



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## Property Overview

### Demographics

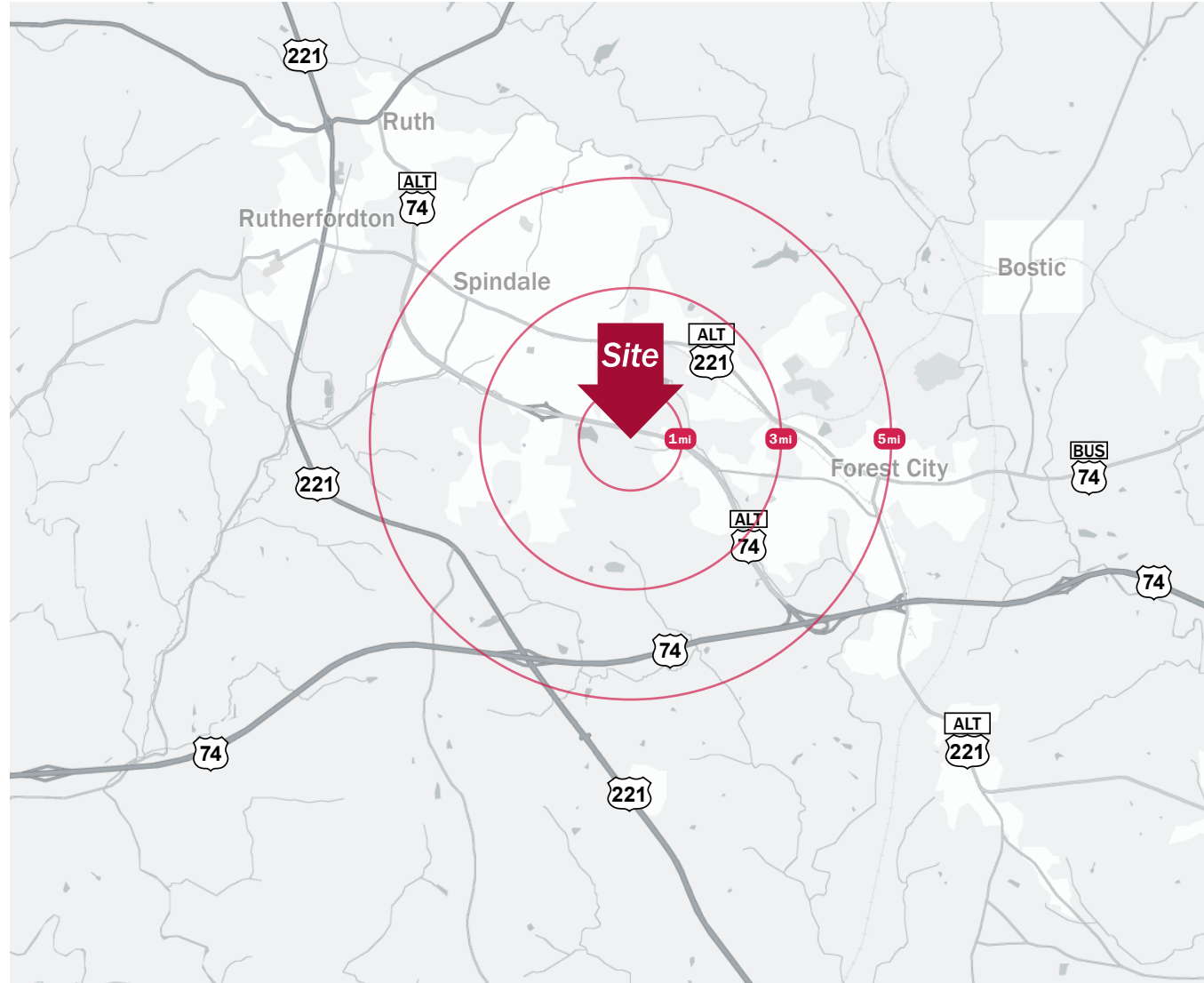
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	710	15,927	28,355
Housing Units	365	7,422	13,318
Avg. HH Income	\$64,575	\$71,189	\$75,440

### Traffic Count

Source: NCDOT

	AADT
US HWY 74 BYP	22,500 (2022)



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## Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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