

Forest City Retail

US 221 & BURCH HUTCHINS RD, FOREST CITY, NC 28043



Land

FOR

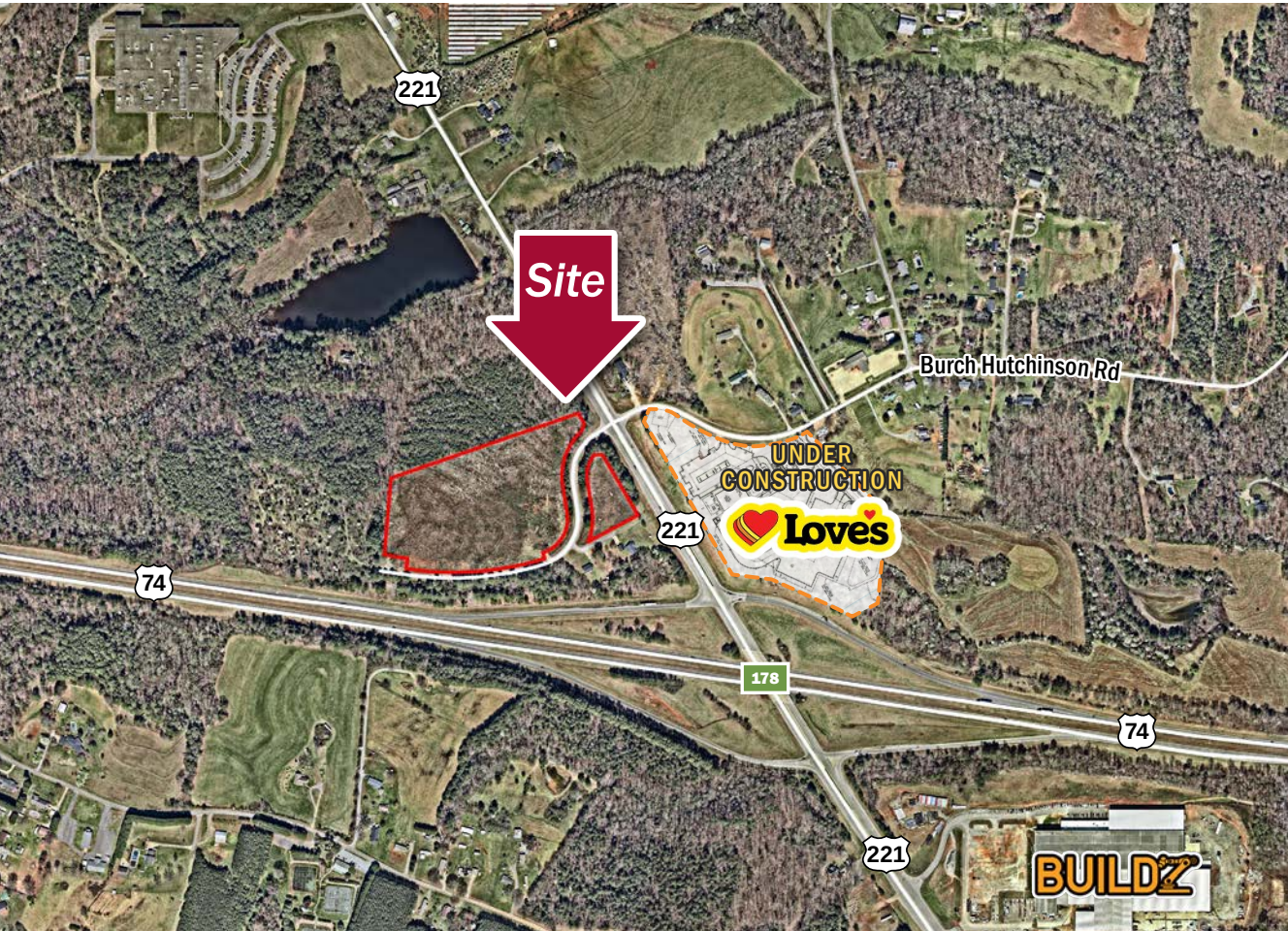
Sale or Lease

SIZE

±12.35 AC

PRICE

Call for Pricing



Overview

High-Visibility Corner Exposure — Frontage on both US- 221 and Burch Hutchins Rd gives dual-road visibility and multiple access-point options for site planning

±12.35 acres allows for two independent pad sites along Highway 221, supporting either a single larger user or two separate drive-thru/retail concepts

Regional Draw Beyond Local Traffic — Sitting on US 221, the site captures not just local Forest City/Rutherford County traffic but pass-through commuter and commercial trucking traffic along a key east-west NC corridor

Long-Term Corridor Upside — As Shelby Bypass improvements continue to reshape traffic flow along US-74, corridor towns like Forest City are positioned to see increased commercial interest

±12.35 Acres Land for Sale or Lease along US 221



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Property Overview

Demographics

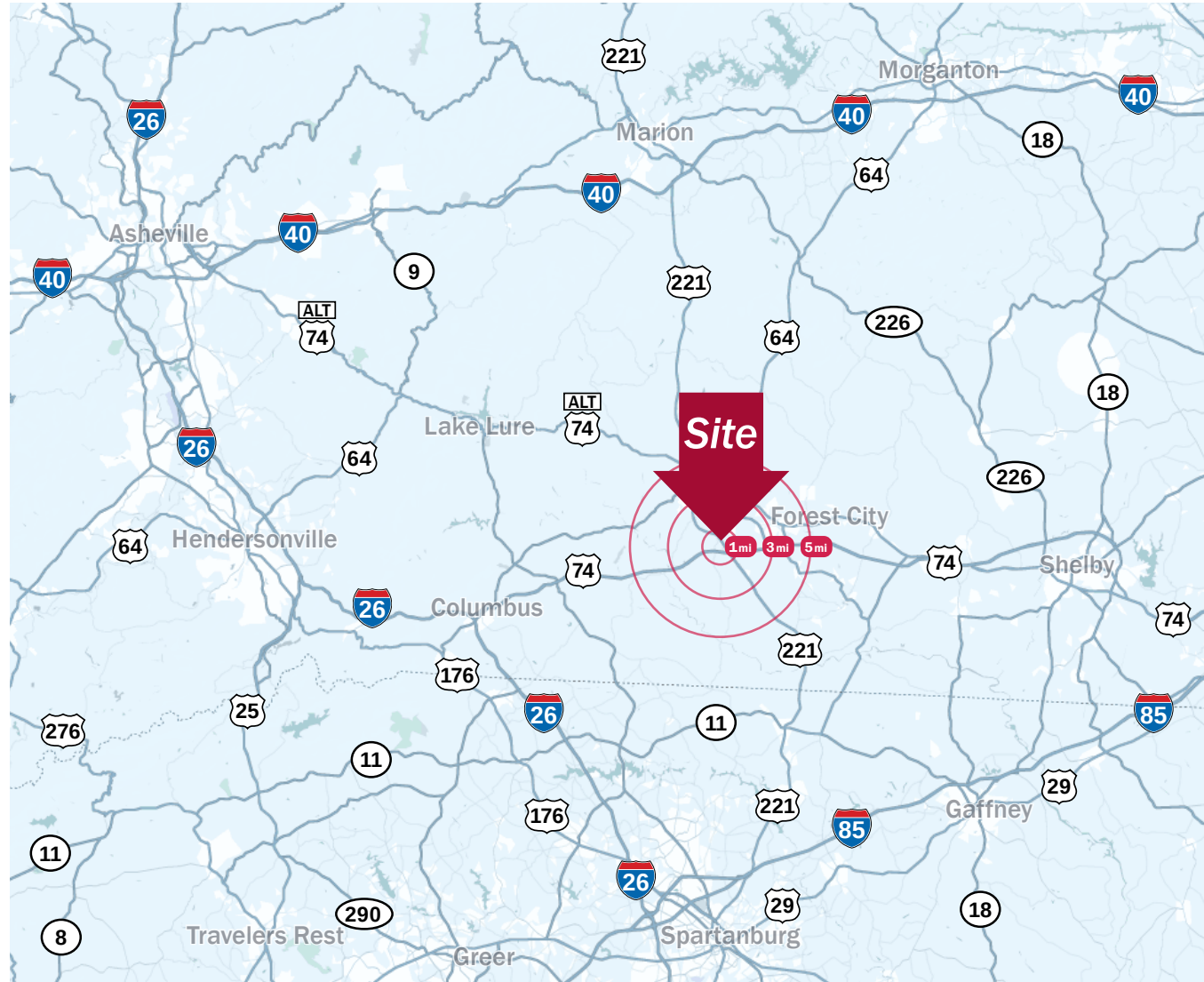
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	776	7,838	26,191
Housing Units	348	3,801	12,578
Avg. HH Income	\$65,712	\$75,482	\$82,423

Traffic Count

Source: NCDOT

	AADT
Burch Hutchins Rd	600 (2022)
US 221	6,600 (2023)
US-74	18,500 (2023)



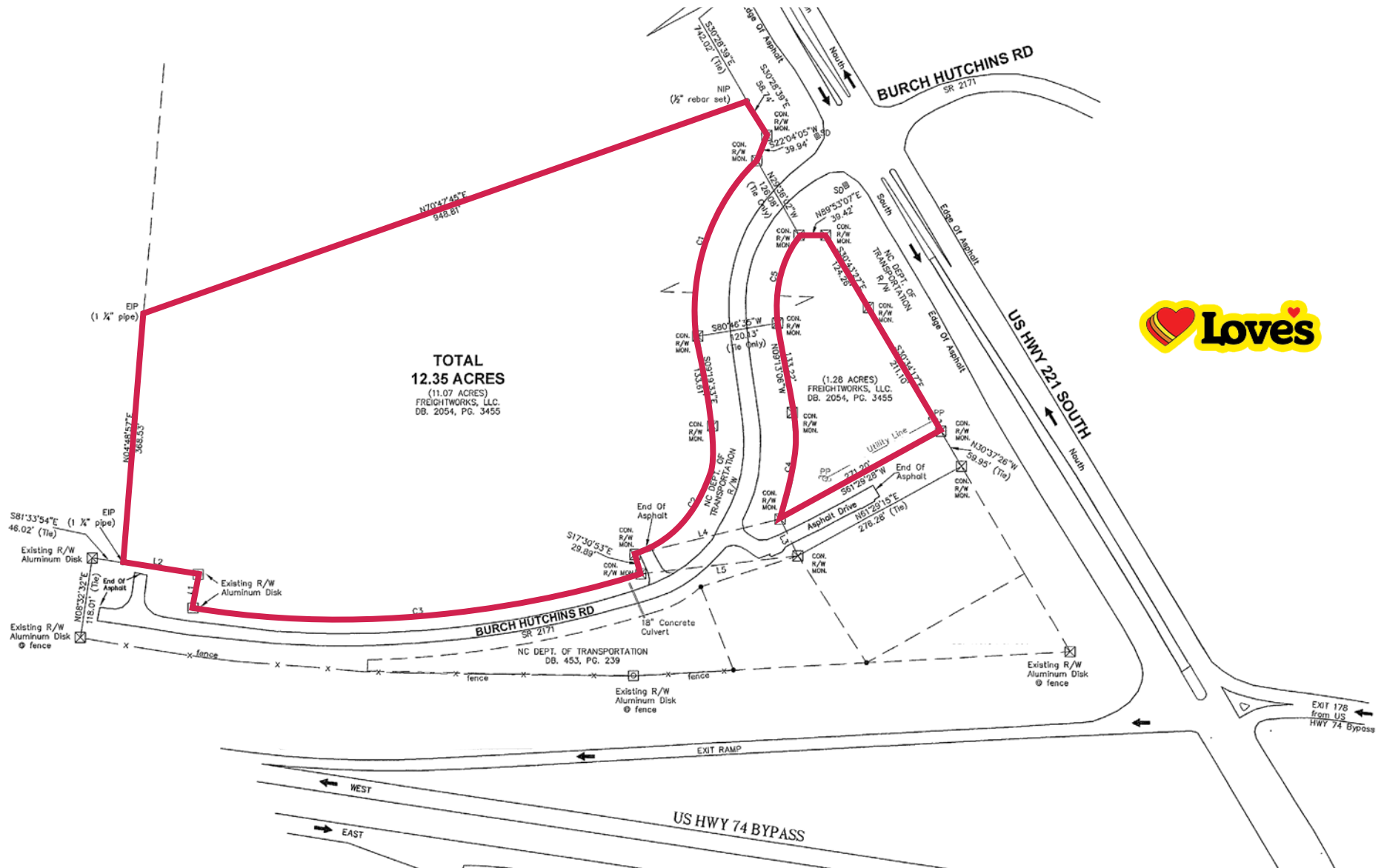
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Property Plat



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Site Topography



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Market Aerial



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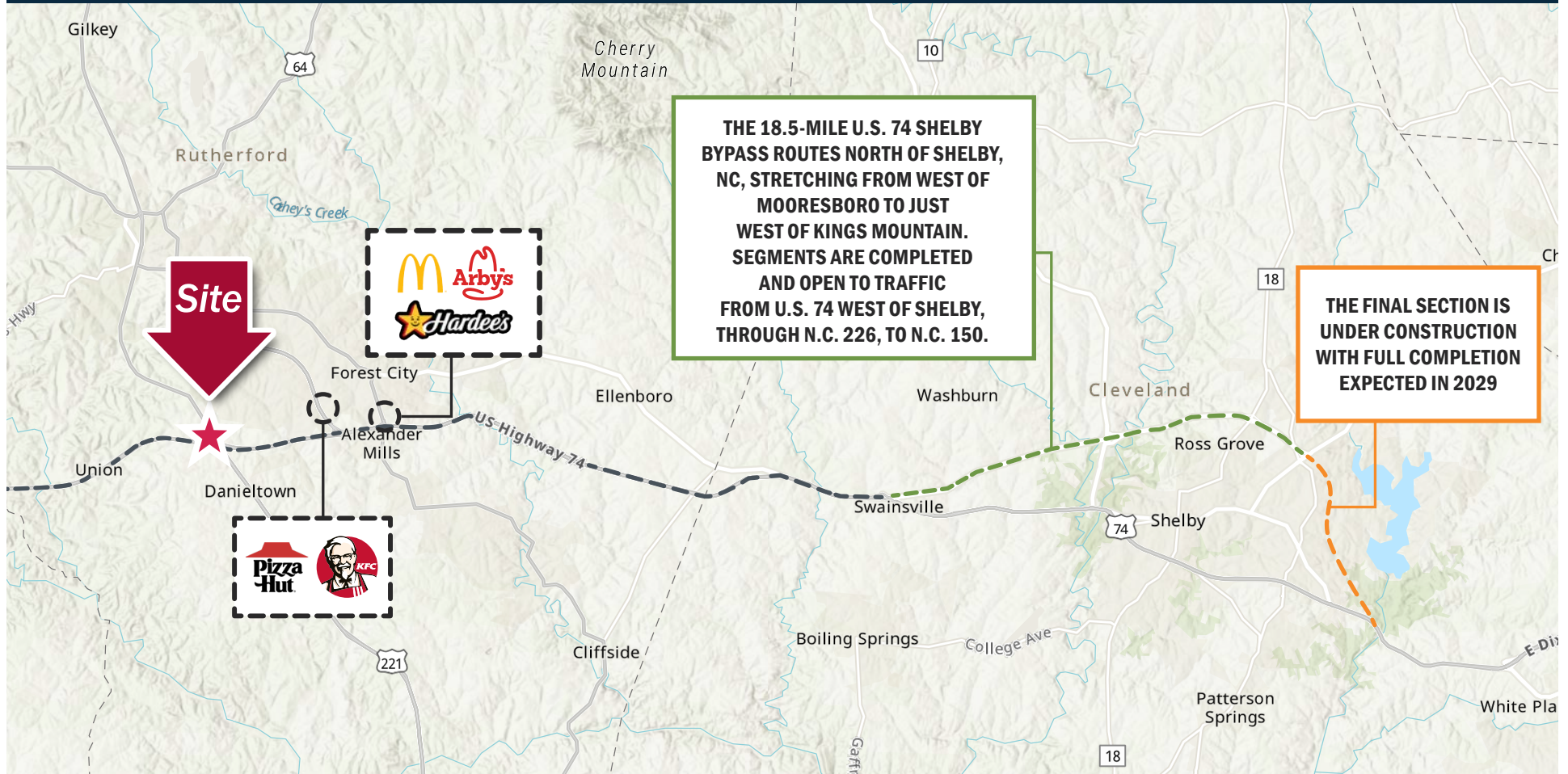
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U.S. 74 Shelby Bypass



NORTH CAROLINA
Department of Transportation

The U.S. 74 Shelby Bypass will help improve traffic flow through and around Shelby by providing a controlled-access route, meaning the roadway will only be accessible at interchanges.



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