



3 ACRES
FOR SALE

SALES CONTACT
NICK ALTOMARE
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MANAGING BROKER
TED GILDEA
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PROJECT HIGHLIGHTS

- +/- 3.0 Acres
- Zoning: C3
- Property located along IH37 adjacent to Lowe's
- Area Retailers include Walmart Supercenter, Sam's Club, Target, Home Depot, HEB Plus!, Best Buy, Ross, Conn's and Petco
- Located across from Brooks City Base which is a mixed use, 117 acre redevelopment of a former military base



DEMOGRAPHICS



TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
20,261	59,367	99,865



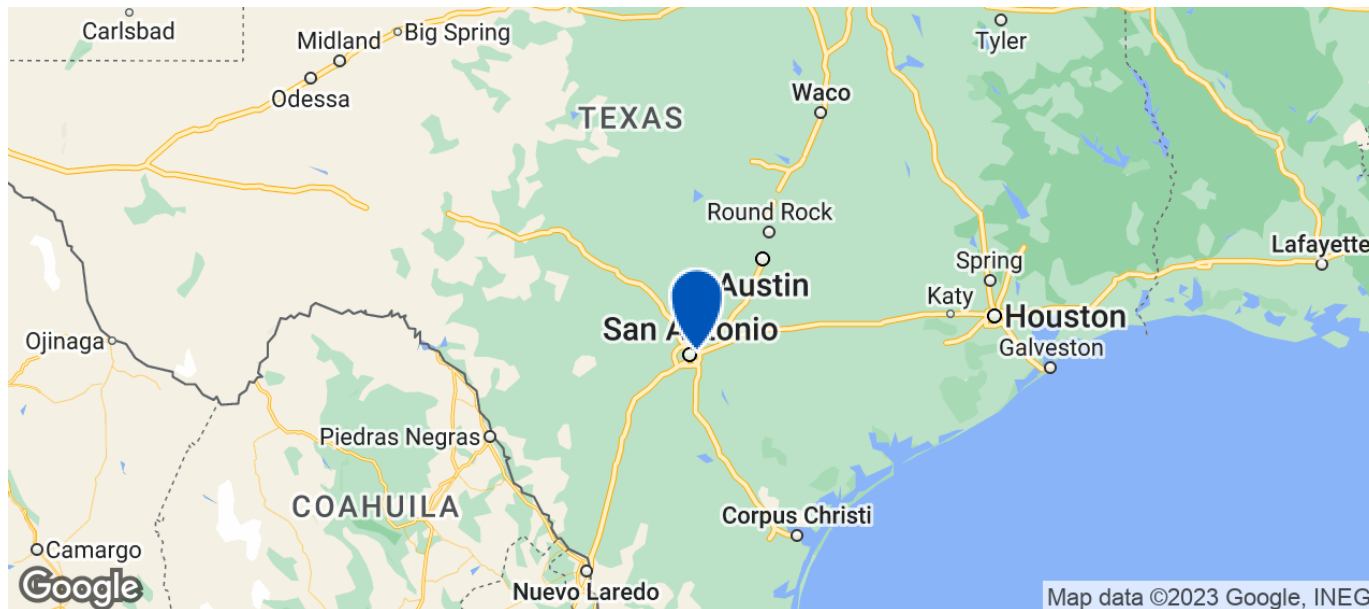
TOTAL POPULATION

3 MILES	5 MILES	7 MILES
56,261	170,522	281,091



AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$64,373	\$61,214	\$61,092



Map data ©2023 Google, INEGI

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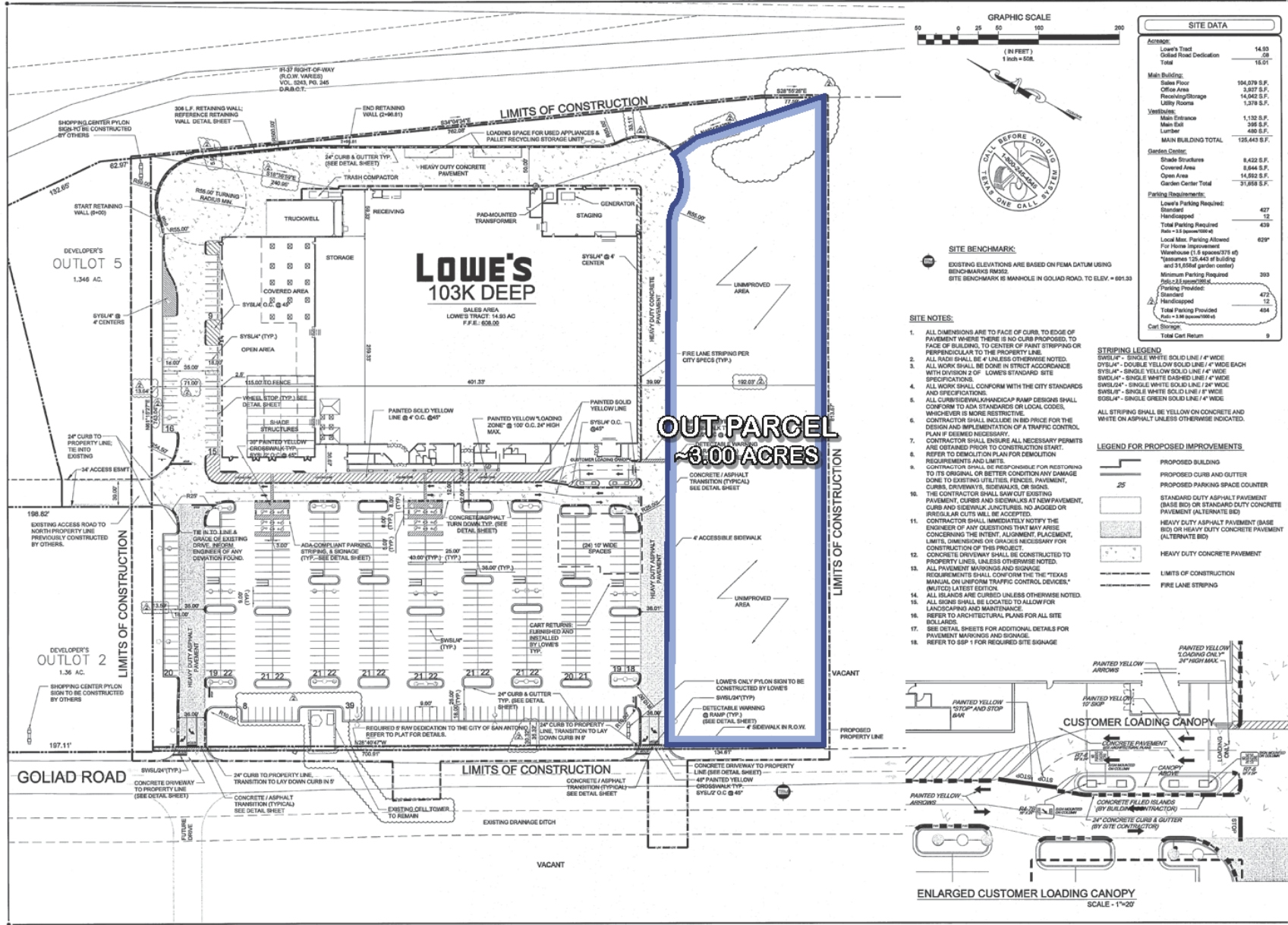
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REVISIONS	
11/8/08	CITY COM.
1/8/09	REV. FOR CELL TOWER TO REMAIN

SITE DATA	
Acres	14.93
Lowes Tract	14.93
Outlot Parcel Dedication	08
Total	15.01
Main Building:	
Sales Floor	194,079 S.F.
Office Area	3,837 S.F.
Receiving/Storage	14,042 S.F.
Lobby Rooms	1,378 S.F.
Yards/Decks:	
Main Entrance	1,132 S.F.
Main Exit	265 S.F.
Lumber	480 S.F.
MAIN BUILDING TOTAL	125,443 S.F.
Garden Center:	
Shade Structures	8,422 S.F.
Covered Area	8,844 S.F.
Open Area	14,922 S.F.
Garden Center Total	31,858 S.F.
Parking Requirements:	
Lowes Parking Required:	427
Standard	12
Total Parking Required	439
Minimum Parking Program:	
Wares (1.8 spaces/375 sq ft)	303
Minimum Parking Program:	
Auto (2.5 spaces/300 sq ft)	472
Parking Provided:	
Standard	12
Total Parking Provided	484
Auto (2.5 spaces/300 sq ft)	434
Cart Storage:	
Total Cart Return	9

LOWE'S BROWNE CENTER, INC.	
1988 CURTIS BROOK ROAD	WILKESBORO, NC 28697
336.656.4000 (TX) 336.656.3237 (FL)	

SITE PLAN	
ORIGINAL	ISSUE DATE:
PERMIT SET	ISSUE DATE:
CONSTRUCTION SET	ISSUE DATE:
DRAWING NUMBER:	C-1

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