

# Available For Sale

## 21.109 Acres

Highway 74, Just South of I-485  
Stallings, NC 28104



Great Retail Site  
Just South of I-485  
**21.109 Acres**  
**\$3,905,165**

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

### Property Highlights

- Excellent location with easy access to Highway 74 & just off I-485
- Located Near Proposed Hendrick Auto Mall & the New Scott Clark Dealership
- \$185,000 Per Acre
- Parcel # 07-102-008

### Traffic Counts

|                |            |
|----------------|------------|
| Highway 74     | 54,000 CPD |
| Stallings Road | 8,900 CPD  |

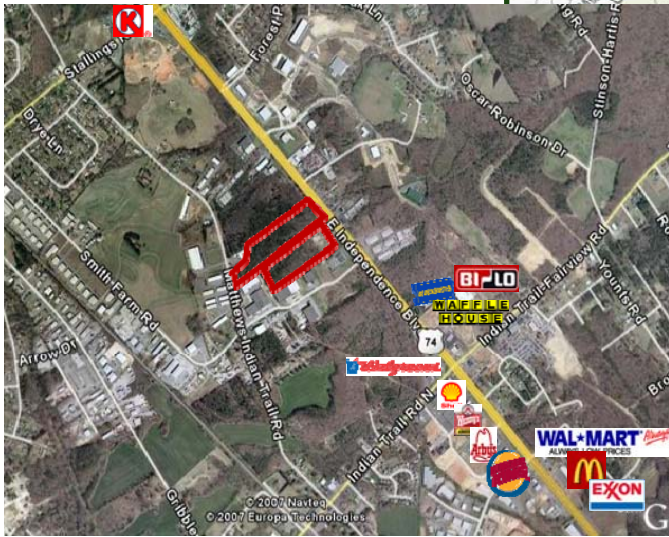
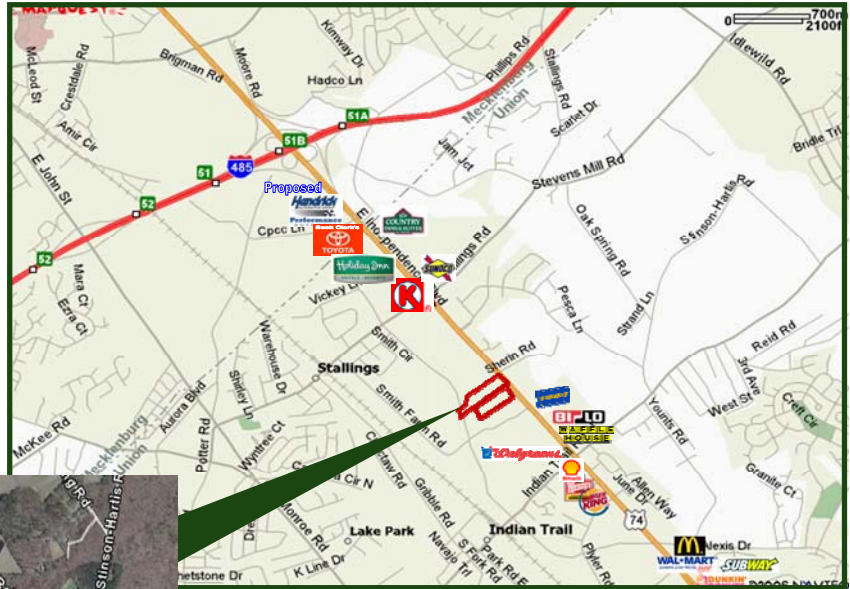
### Parcel Map



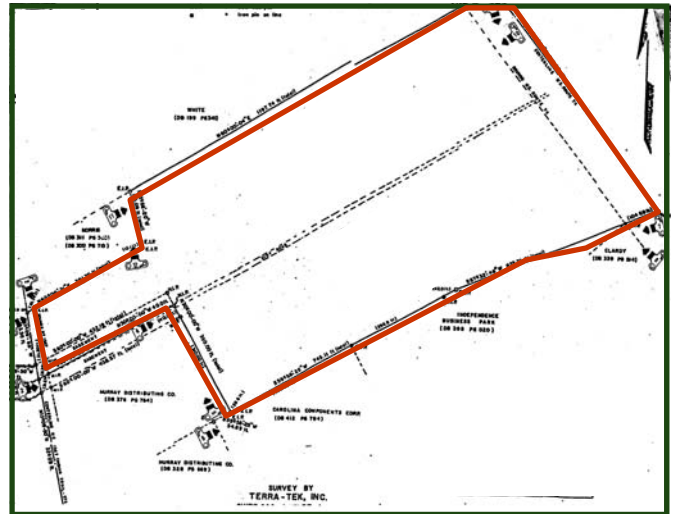
Please contact:  
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**THE MOSER GROUP, INC.**  
COMMERCIAL REAL ESTATE

**21.109 Acres**  
**\$3,905,165**



## Survey



**Great Retail Site**  
**Just South of I-485**

| Demographics (2007)         | Three Mile | Five Miles | Ten Miles |
|-----------------------------|------------|------------|-----------|
| Population:                 | 38,293     | 93,956     | 382,618   |
| Proj. Growth Rate ('07-'12) | 48,683     | 119,705    | 452,578   |
| Avg. HH Income:             | \$88,340   | \$99,260   | \$102,563 |

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