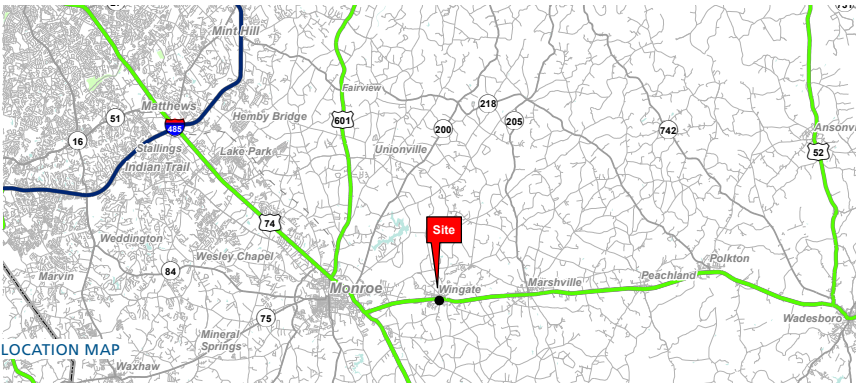




# DRIVE-THRU BUILDING AVAILABLE

4007 HIGHWAY 74 EAST | WINGATE, NORTH CAROLINA 28174



## PROPERTY INFORMATION

ASKING PRICE & RENT	Please call
BUILDING SIZE	2,257 SF
PARCEL SIZE	+/- 0.81 ac.
ZONING	B-1 (Wingate)
YR. BUILT	2013
UNION CO. TAX PARCEL ID	09022126
PARKING SPOTS	13

## DEMOGRAPHICS (2016)

	3 MILE	5 MILE	7 MILE
POPULATION	8,857	22,787	46,050
AVERAGE HH INCOME	\$54,818	\$56,106	\$56,916
MEDIAN HH INCOME	\$45,271	\$47,358	\$47,200
BUSINESS ESTABLISHMENTS	192	853	2,094
DAYTIME EMPLOYMENT	3,256	12,106	23,751

## PROPERTY INFORMATION

- Former drive-thru pharmacy
- Excellent opportunity for restaurant, fast food, bank, credit union, small medical, etc.
- Two drive-thru windows
- Fronts well traveled Highway 74

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## TRAFFIC COUNTS 2016 (NCDOT)

- 26,000 VPD on US Hwy-74 East

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