

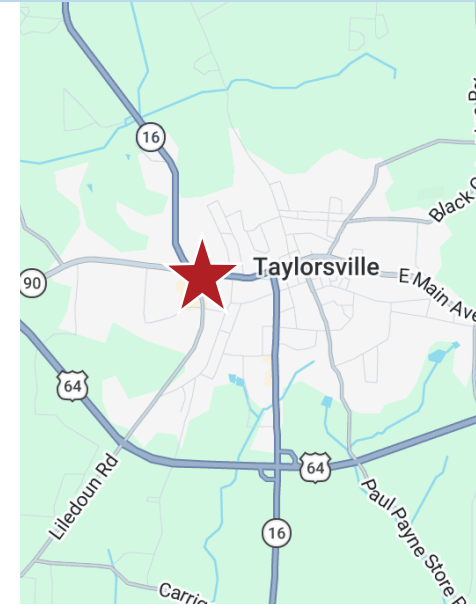
513 W. MAIN AVE

Taylorsville, NC 28681

FOR SALE OR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 8,033 SF FREESTANDING BUILDING (FORMER FAMILY DOLLAR)



PROPERTY INFORMATION:

- ±8,033 SF available for lease or sale
- ±1.40-acre site
- ±48 parking spaces
- Freestanding commercial building (Former Family Dollar)
- Built in 2011
- Zoning: MU (Mixed-Use)
- Located along W. Main Avenue near Downtown Taylorsville, NC
- Convenient access to NC-16 and NC-90
- Nearby retail, dining, and everyday services
- **CALL BROKERS FOR PRICING**

DEMOGRAPHICS (2026):



POPULATION

1 Mile: 2,814
3 Miles: 8,716
5 Miles: 15,280



AVG. HH INCOME

1 Mile: \$76,101
3 Miles: \$72,221
5 Miles: \$75,302



DAYTIME EMPLOYEES

1 Mile: 2,554
3 Miles: 3,555
5 Miles: 4,411

BROKER CONTACT:

JOHN CALHOUN

704.927.2883

jcalhoun@newsouthprop.com

DALE HALL

704.927.2880

dhall@newsouthprop.com

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



513 W. MAIN AVE
TAYLORSVILLE, NC 28681

MARKET AERIAL

NS New South Properties
NEWSOUTHPROP.COM

± 8,033 SF FREESTANDING BUILDING (FORMER FAMILY DOLLAR)



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
DALE HALL | 704.927.2880 | dhall@newsouthprop.com

513 W. MAIN AVE
TAYLORSVILLE, NC 28681

SITE AERIAL

NS New South Properties
NEWSOUTHPROP.COM

± 8,033 SF FREESTANDING BUILDING (FORMER FAMILY DOLLAR)



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com
DALE HALL | 704.927.2880 | dhall@newsouthprop.com

513 W. MAIN AVE

Taylorsville, NC 28681

SITE PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 8,033 SF FREESTANDING BUILDING (FORMER FAMILY DOLLAR)



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com

DALE HALL | 704.927.2880 | dhall@newsouthprop.com

513 W. MAIN AVE

Taylorsville, NC 28681

INTERIOR PHOTOS

**NS New South
Properties**
NEWSOUTHPROP.COM

± 8,033 SF FREESTANDING BUILDING (FORMER FAMILY DOLLAR)



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



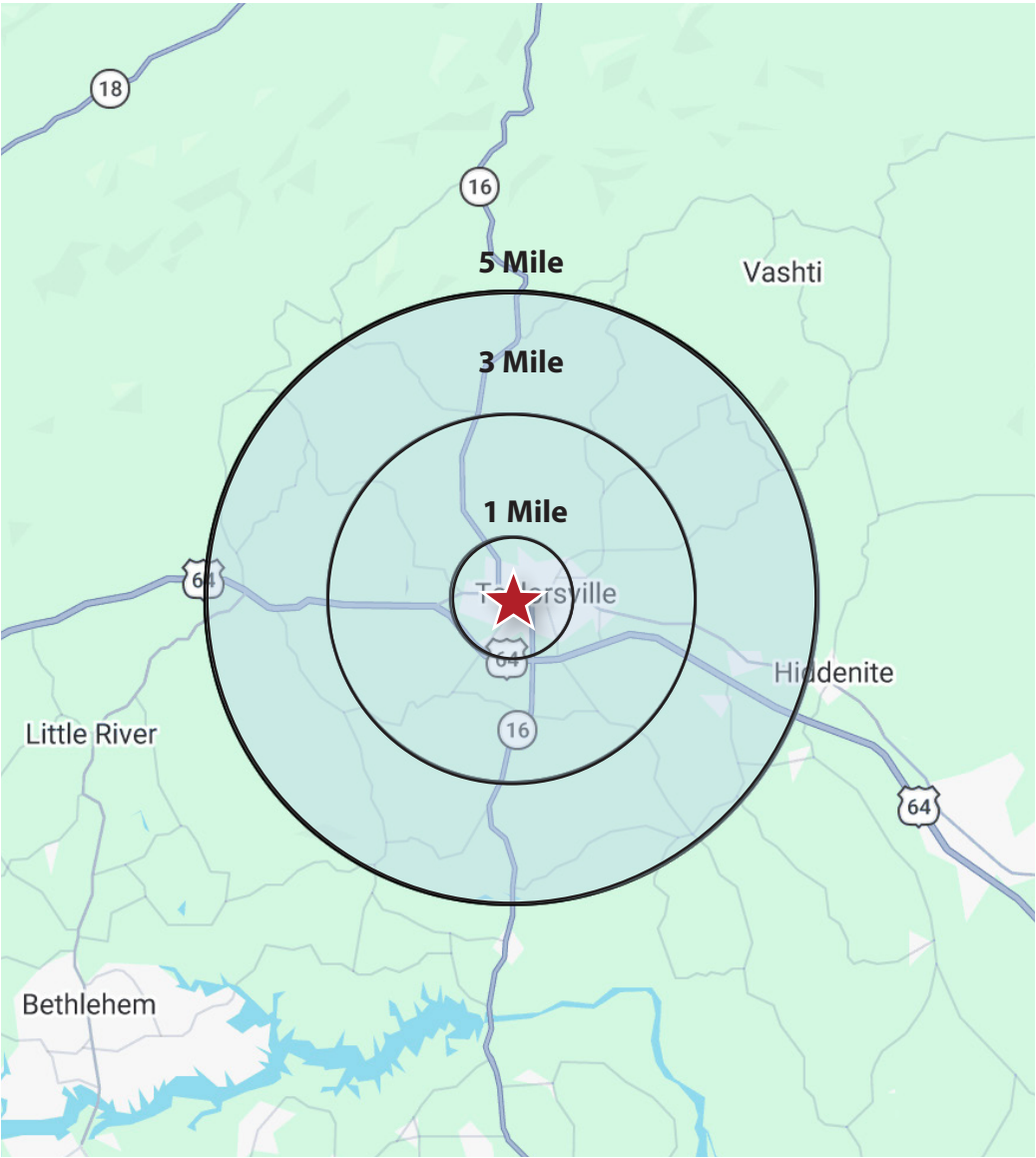
JOHN CALHOUN | 704.927.2883 | jcalhoun@newsouthprop.com

DALE HALL | 704.927.2880 | dhall@newsouthprop.com

513 W. MAIN AVE
Taylorsville, NC 28681

MARKET OVERVIEW

± 8,033 SF FREESTANDING BUILDING (FORMER FAMILY DOLLAR)



POPULATION	1 MILE	3 MILE	5 MILE
2026 Estimated Population	2,814	8,716	15,280
2031 Projected Population	2,834	8,883	15,646
Projected Annual Growth (2026-2031)	20 (0.1%)	167 (0.4%)	366 (0.5%)
HOUSEHOLDS			
2026 Estimated Households	1,184	3,442	6,063
2031 Projected Households	1,192	3,485	6,160
HOUSEHOLD INCOME			
2026 Estimated Average Household Income	\$76,101	\$72,221	\$75,302
BUSINESSES			
2026 Estimated Total Businesses	227	347	452
2026 Estimated Total Employees	2,554	3,555	4,411

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

