

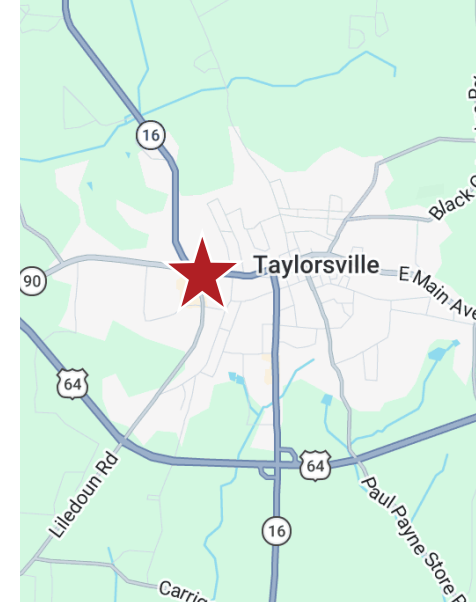
513 W. MAIN AVE

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:

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513 W. MAIN AVE
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MARKET AERIAL

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SITE AERIAL

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SITE PHOTOS

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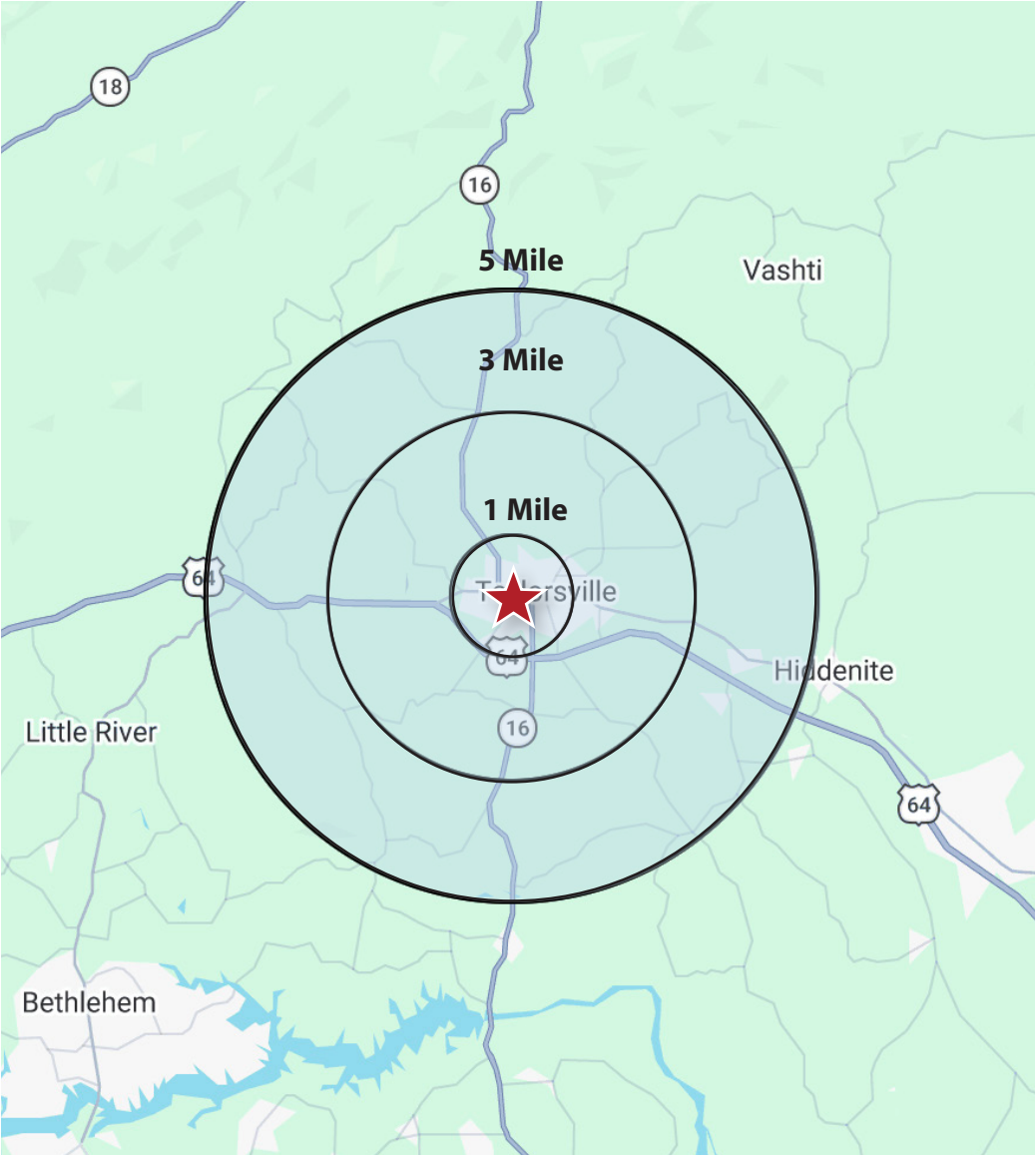
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MARKET OVERVIEW

± 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

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