

WALMART #1179 - EXCESS LAND

60 Airport Road, Arden, NC 28704

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Anchored by Walmart



PROPERTY HIGHLIGHTS

- Located at the intersection of Airport Road & Birch Circle
- Lot sits at hard corner in front of a 196,254 SF Walmart
- LOT #2 - 0.94 AC (0.58 AC of usable land)
- For pricing information contact Agent
- Traffic Counts: Airport Road - 32,000 AADT; Hendersonville Road - 30,500 AADT; I-26 - 75,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	5,523	30,847	57,194
2019 Daytime Population	7,333	20,997	35,073
2019 Average HH Income	\$63,552	\$86,172	\$90,360

EXCLUSIVE AGENT(S)

MICHAEL SILVERMAN • michael.silverman@tscg.com • 843.723.3054



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SITE PLAN



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