

# GATEWAY WEST COMMERCE PARK

1630 US 74A BYP HWY, Spindale, NC

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## Available for Sale

**SITE #1 | 3.34 ACRES | \$825,000**

**SITE #2 | 1.5 ACRES | \$412,500**

*can be expanded*

With approximately 750 feet of frontage along US Highway 74A, this county-owned property is adjacent to Isothermal Community College and positioned directly across the street from White Oaks Plaza, anchored by BIG LOTS!, Save-a-lot, and Tractor Supply Company. Many local favorites are situated along US Highway 74A, including a Walmart Supercenter within  $\frac{3}{4}$  of a mile of this site. The southern boundary of this commercial property adjoins 74.27 acres being developed by the county as an advanced manufacturing and technology park.



For more information or to schedule a site visit:  
**RUTHERFORD COUNTY ECONOMIC DEVELOPMENT**  
828-287-6200 (office)  
info@rutherfordncedc.com



**ECONOMIC DEVELOPMENT**  
142 East Main Street, Suite 100  
Forest City, NC 28043

828-287-6200  
www.rutherfordncedc.com

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## GATEWAY WEST COMMERCE PARK US Hwy 74A Bypass Forest City, North Carolina

This map was produced using data from public and government sources determined reliable. The information herein is provided without representation or warranty

### TRAFFIC COUNT:

US Highway 74A between Isothermal Community College and Walmart Supercenter has an Annual Average Daily Traffic Count of 20,000 vehicles.

### ZONING:

- C-3 within City Limits of Forest City
- M-1 within ETJ

### 2016 ESTIMATED DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Population	1,171	15,109	30,043
Proj. Population (2021)	1,175	15,090	30,014
Households	538	6,134	12,112
Median HH Income	\$31,010	\$29,566	\$34,516
Median Age	43.2	41.9	43.1