GATEWAY WEST COMMERCE PARK

1630 US 74A BYP HWY, Spindale, NC

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

Available for Sale

SITE #1 | 3.34 ACRES | \$825,000 SITE #2 | 1.5 ACRES | \$412,500

can be expanded

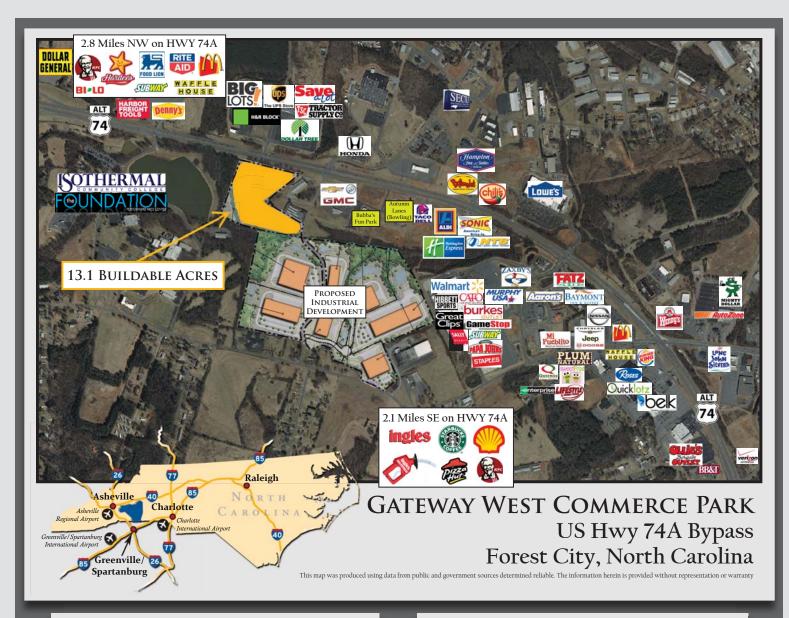
With approximately 750 feet of frontage along US Highway 74A, this county-owned property is adjacent to Isothermal Community College and positioned directly across the street from White Oaks Plaza, anchored by BIG LOTS!, Save-a-lot, and Tractor Supply Company. Many local favorites are situated along US Highway 74A, including a Walmart Supercenter within 34 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.



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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 ETI

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

