

RETAIL SPACE AVAILABLE

60 Rink Dam Road

Taylorsville, NC 28681 (Bethlehem Community) Alexander County

1160 Square Footage - Dimensions 58'8"D x 20'2"W

Oak Hardwood Floor (Refinished 2017) + New Drywall + New Paint

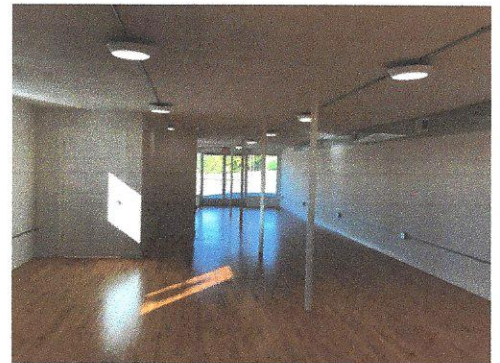
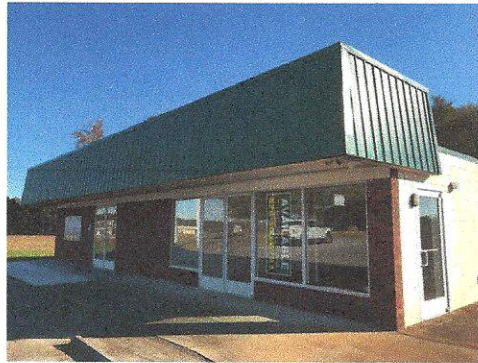
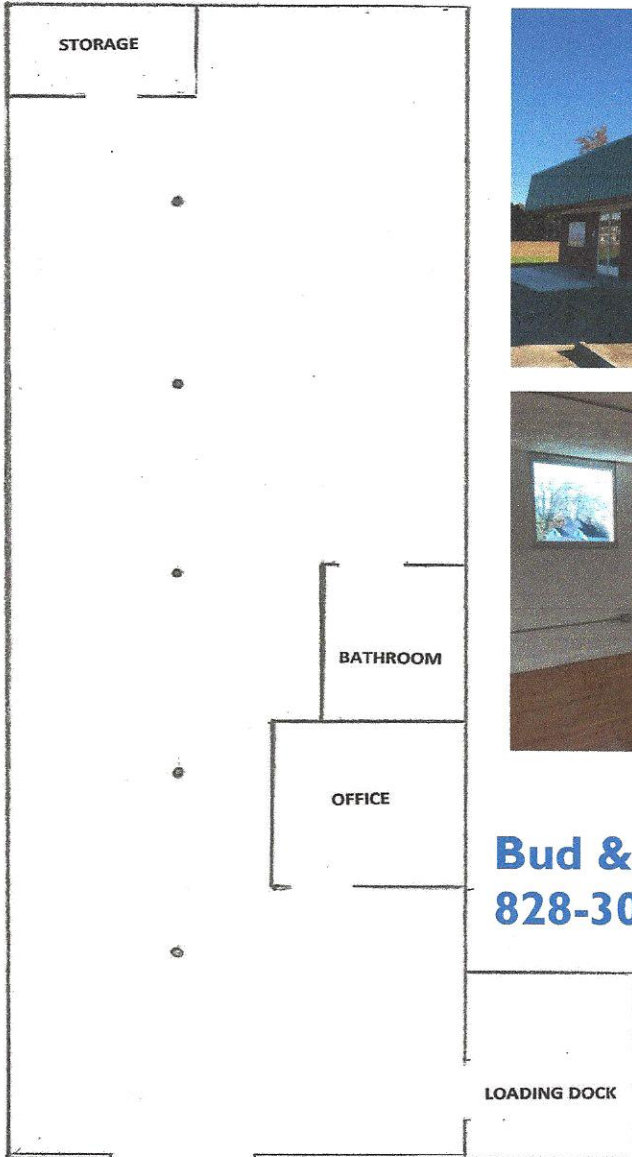
New HVAC (2017) + New Plumbing & Fixtures (2017) + New Electric Service (2017)

New Store Front + Doors + Windows + New Interior Lighting (2017)

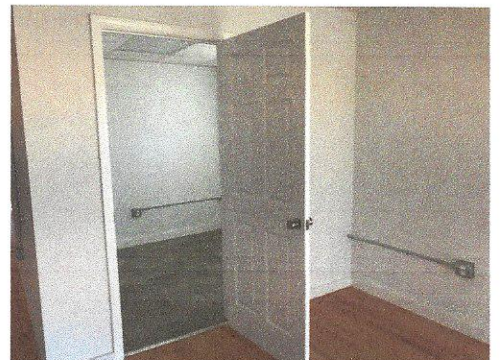
Signage Space Available + New Exterior Motion Lights + Some Up-fit Opportunities

Designated Private Parking - Front & Side Lot Access + Landscape Maintenance

Rent \$850 per Month with Annual Lease Agreement (Includes Water)



Bud & Judy Caywood
828-302-6783



Statistics + NCDOT Plan

- Bethlehem Community has the highest density of population in Alexander County
- WPCOG Retail Strategies indicates that 7,120 people live within 3 miles of the Hwy 127 & Rink Dam Road intersection.
- WPCOG Retail Strategies indicates by 2026 population will increase from 23,849 to 25,026 within 5 miles of the intersection.
- Bethlehem and Wittenberg contribute 43% of all Alexander County Property taxes.
- Bethlehem has the highest median value of houses and property in Alexander County.
- Bethlehem has the highest median income per person in Alexander County.
- 2016 NCDOT traffic count estimated that 20,000+ vehicles cross the Hwy 127 bridge daily.
- 2023 NCDOT begins widening of NC HWY 127 through Bethlehem + NEW BRIDGE — includes sidewalks, green spaces + proposed underground power & bike lanes.