

# WARREN CORNERS

1202 US-158 BUS | Norlina, NC 27563



JOHNSON | KELLEY  
COMMERCIAL REAL ESTATE

±1.96 acre outparcel available for ground lease

•  
1200 SF - 7200 SF

•  
2nd generation in-line restaurant space

•  
Aggressive rent rates for long-term leases

•  
Contact broker for pricing



Anchored by 29,000 SF Food Lion • New parking lot with abundant parking • Convenient location

## LET'S CONNECT

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292

total businesses  
within 10-minute  
drive time



10,793

population  
within 15-minute  
drive time

## JOIN NEARBY RETAILERS







BUSINESS SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Total Businesses	98	292	392
Total Employees	884	2,725	3,465
Total Population	1,711	6,746	10,793
Employee/Population Ratio (per 100 Residents)	51.7	40.4	32.1

DOLLAR GENERAL

Auto Zone

DOLLAR TREE

ABC Liquor Store

401

TEQUILEROS

FOOD LION

bp

BURGER KING

158

HWY 401 / HWY 158 BYP (7,600 VPD)

HWY 401 / HWY 158 BUS (5,700 VPD)

### LAKE GASTON (17 Miles From Site)

Tens of thousands of visitors annually

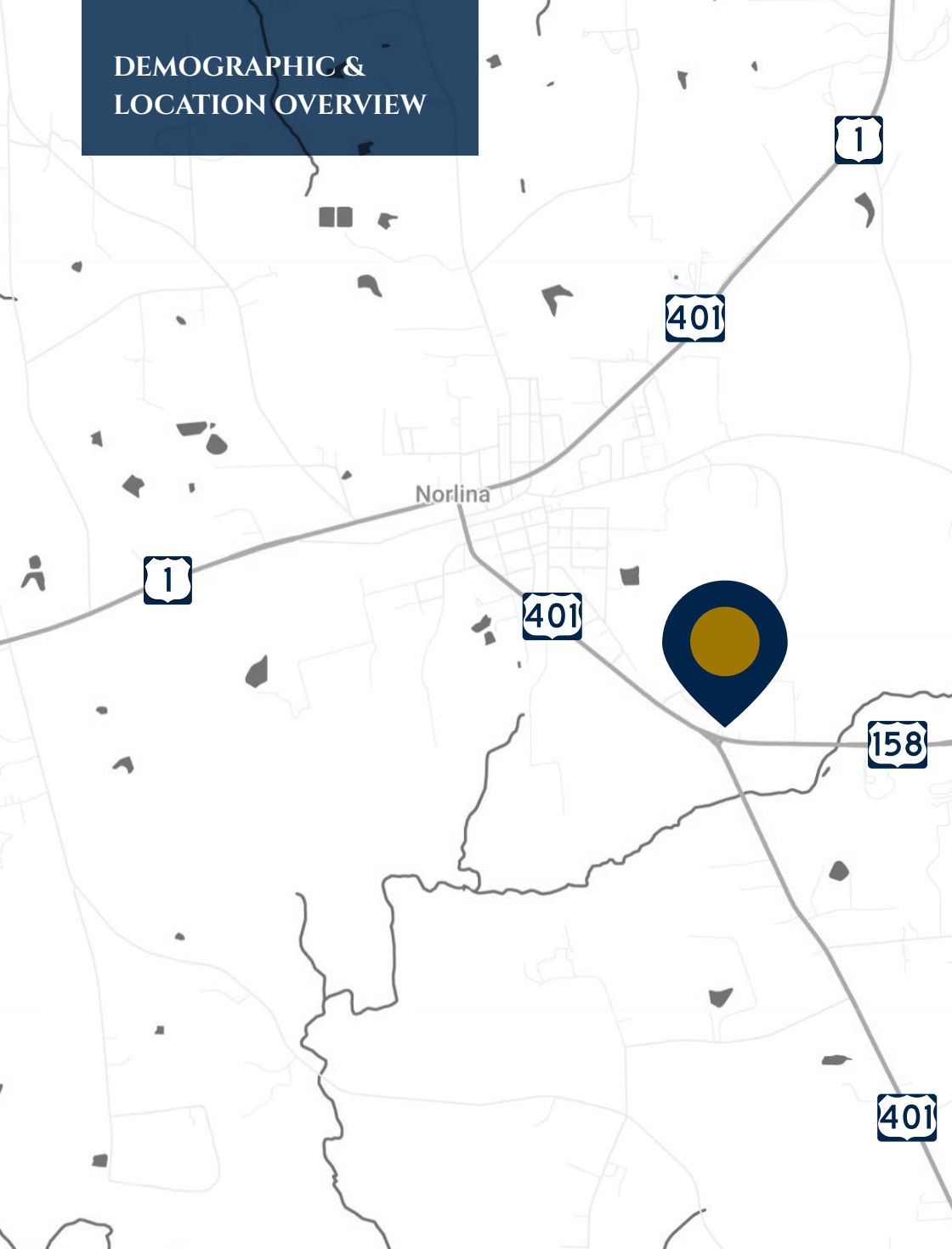


**1202 US 158 BUSINESS**

**HOPE**  
REGIONAL MEDICAL CLINIC  
With Caregivers | Services | Tradition

The Norlina and northern North Carolina region offers a unique combination of small-town atmosphere, outdoor recreation, and regional accessibility. With nearby Lake Gaston, convenient I-85 access, and proximity to Raleigh and Richmond, the area continues to attract residents, retirees, and visitors seeking a quieter lifestyle with strong travel connectivity and year-round recreational opportunities.

# DEMOGRAPHIC & LOCATION OVERVIEW



2025 SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	1,711	6,746	10,793
Average Household Size	2.15	2.18	2.24
Median Age	45.6	46.4	47.2
Average Household Income	\$63,842	\$66,784	\$68,494

2030 SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	1,703	6,690	10,736
Average Household Size	2.10	2.13	2.20
Median Age	46.9	46.9	47.8
Average Household Income	\$71,319	\$75,321	\$76,549



**10,793**

total population within 15-minute drive time



**2.07%**

2025-2030 annual growth rate of avg. household income within 5-minute drive time