



4345 Hickory Blvd
Granite Falls, NC 28630



THE GREEN GALLERY
RESTAURANT

PROPERTY SUMMARY

Offering Price	\$1,900,000.00
Building SqFt	7,876 SqFt
Year Built	1990
Lot Size (acres)	2.33
Parcel ID	08 16 2 30
Zoning Type	Commercial
County	Caldwell
Frontage	250.00 Ft
Coordinates	35.793598,-81.417819

INVESTMENT SUMMARY

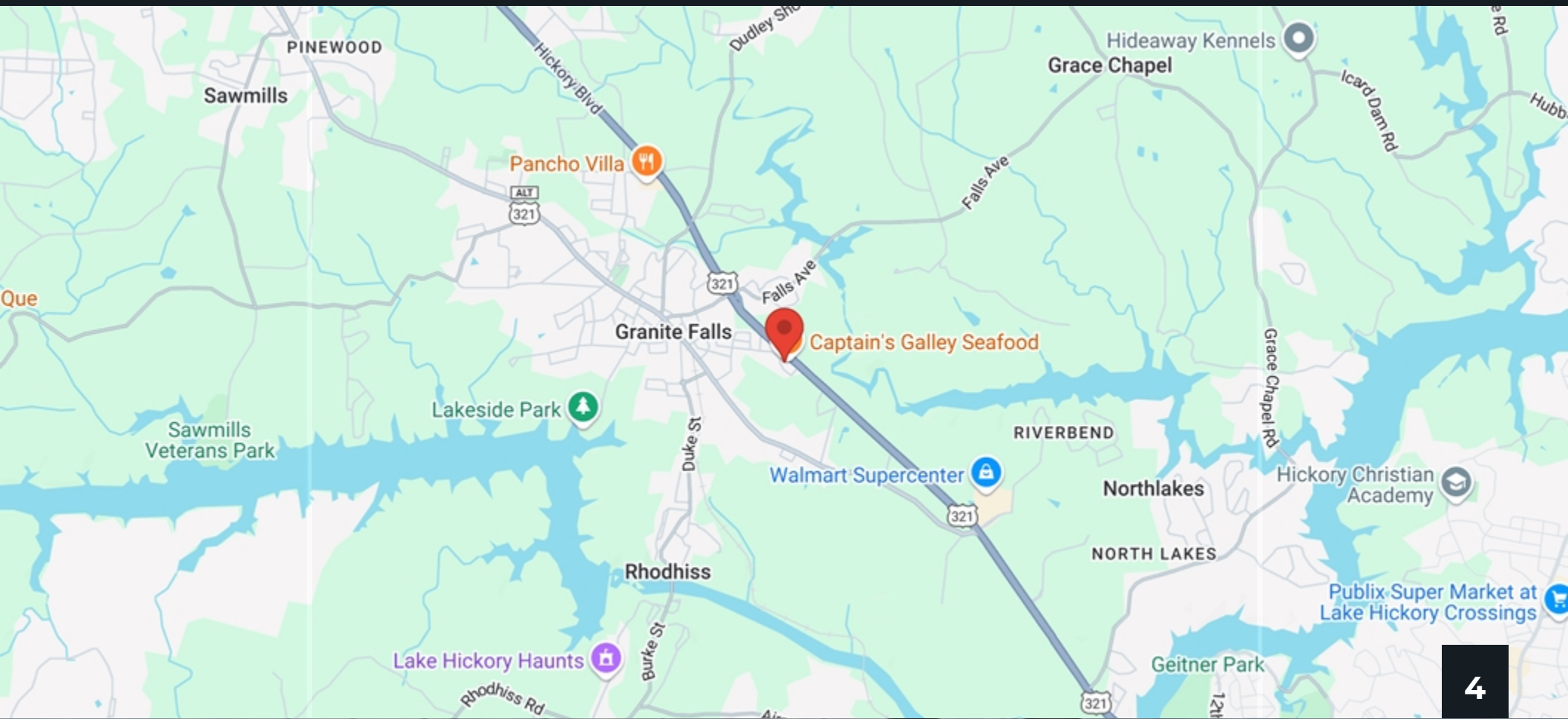
4345 Hickory Blvd offers an investor or developer the opportunity to own property at arguably one of the busiest areas in Caldwell County. The 1.45 acre site is ideal for several uses. The site is zoned commercial and could be used for anything from future Car Wash to retail strip Center . With the flexibility to use a portion or all of the existing structure, an investor will be able to have some infrastructure in place.

Owners are also including adjacent property of 0.88 acres for development.



INVESTMENT HIGHLIGHTS

- Mix of national and local tenants.
- Ample parking available with over 100 parking spaces for shoppers and employees.
- Lighted Parking Lot with Ample Parking.
- Two Ingress/Egress Points.
- Value Add Opportunity.





LOCATION HIGHLIGHTS

- Excellent Visibility from Hickory Blvd and Surrounding Businesses.
- Located on Hickory Blvd, a major thoroughfare and premier location in the submarket.
- Affluent and growing trade area.
- Excellent access, frontage and visibility.



Captain's Galley Seafood

Seafood • \$\$



Timberbrook Ln

ABOUT GRANITE FALLS

Granite Falls is a town in Caldwell County, North Carolina, United States. The population was 4,722 at the 2010 census. It is part of the Hickory–Lenoir–Morganton Metropolitan Statistical Area.



CITY OF GRANITE FALLS

COUNTY CALDWELL

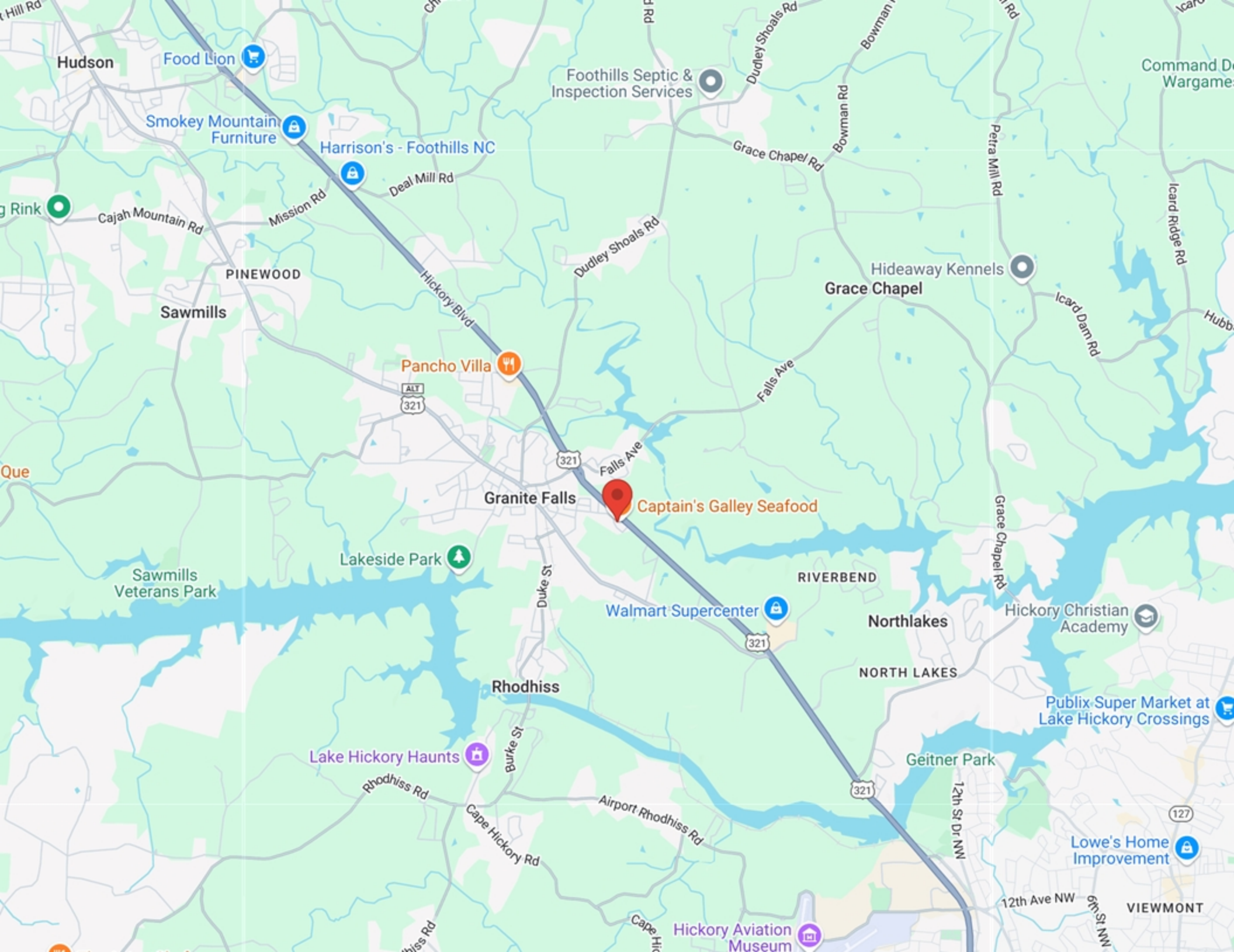
AREA

CITY 5 SQ MI
LAND 4.9 SQ MI
ELEVATION 1194 FT

POPULATION

POPULATION 4,965
DENSITY 1,005.67 SQ MI





Hudson

Food Lion

Smokey Mountain Furniture

Harrison's - Foothills NC

Foothills Septic & Inspection Services

Rink

Cajah Mountain Rd

Mission Rd

Deal Mill Rd

PINEWOOD

Sawmills

Pancho Villa

ALT 321

321

Granite Falls

Falls Ave

Captain's Galley Seafood

Lakeside Park

Sawmills Veterans Park

RIVERBEND

Walmart Supercenter

321

Northlakes

Hickory Christian Academy

NORTH LAKES

Rhodhiss

Publix Super Market at Lake Hickory Crossings

Lake Hickory Haunts

Rhodhiss Rd

Cape Hickory Rd

Airport Rhodhiss Rd

321

Geitner Park

12th St Dr NW

12th Ave NW

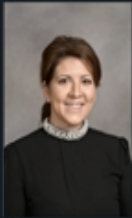
Lowe's Home Improvement

127

VIEWMONT

Hickory Aviation Museum

EXCLUSIVELY PRESENTED BY:



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EROUSSIS LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EROUSSIS LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EROUSSIS LLC has not verified, and will not verify, any of the information contained herein, nor has EROUSSIS LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EROUSSIS LLC ADVISOR FOR MORE DETAILS.**