

Fully Leased Bar/Restaurant Fully Equipped Turn Key Ready For Sale

200-202 E Nash St
Louisburg, NC 27549





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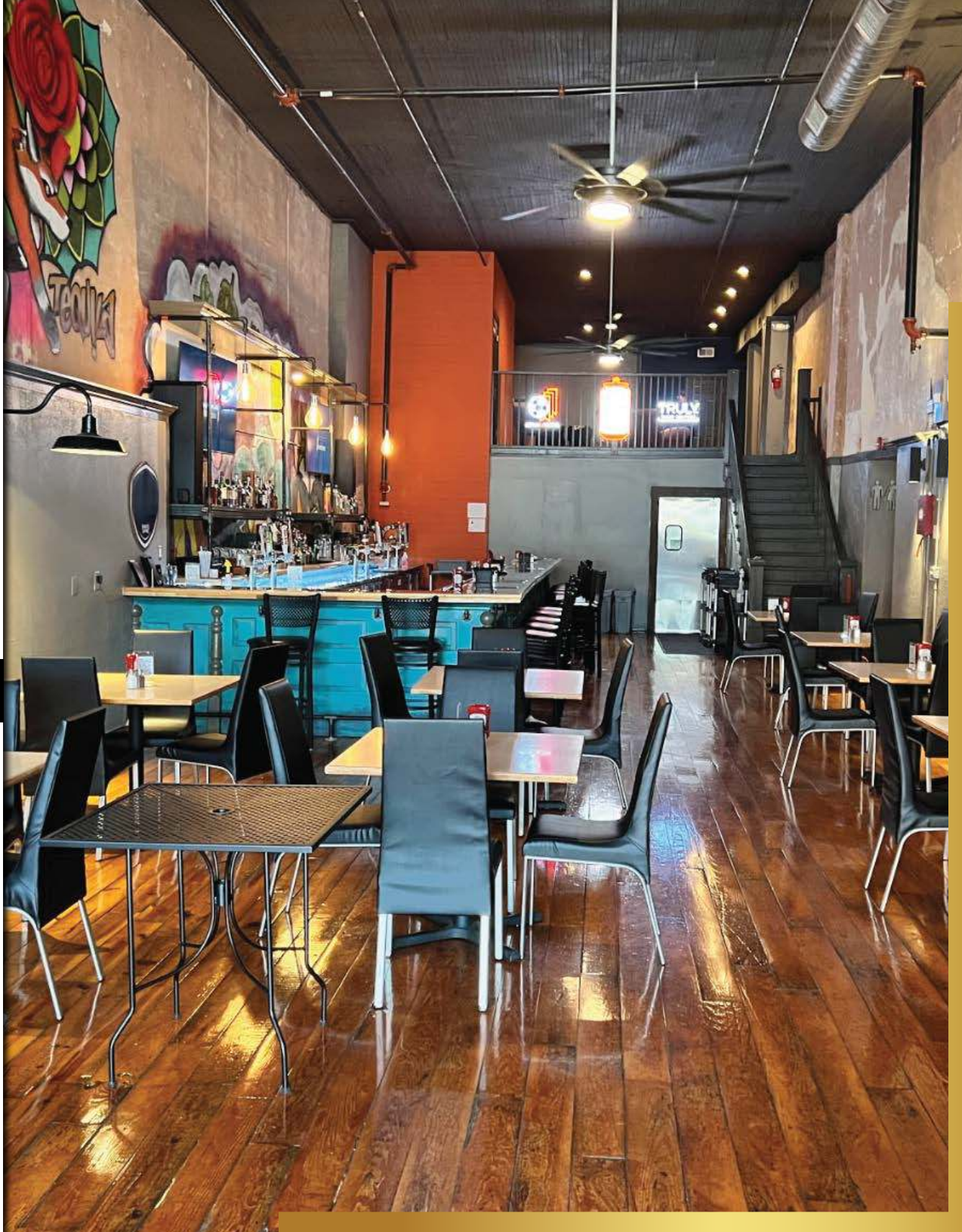
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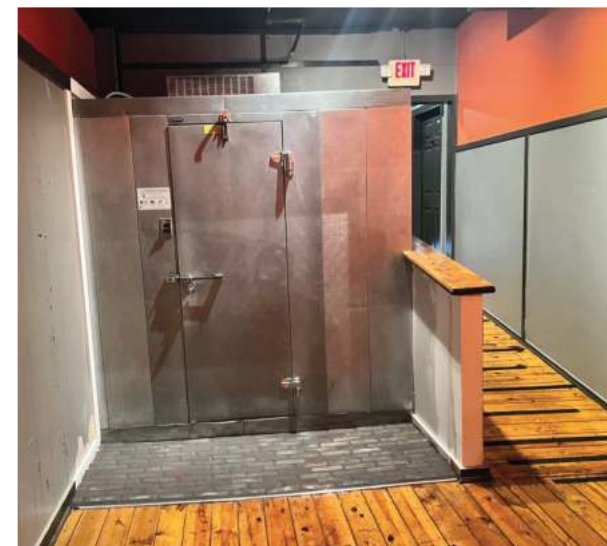
KEY HIGHLIGHTS

- Downtown Louisburg
- Fully equipped bar and kitchen
- Walk in cooler
- **Suite 200: Restaurant Space 3,780 SF**
- **Suite 201: Retail Space 1,245 SF**
- 200k worth of new kitchen appliances and bar equipment that will transfer over to the new owner.

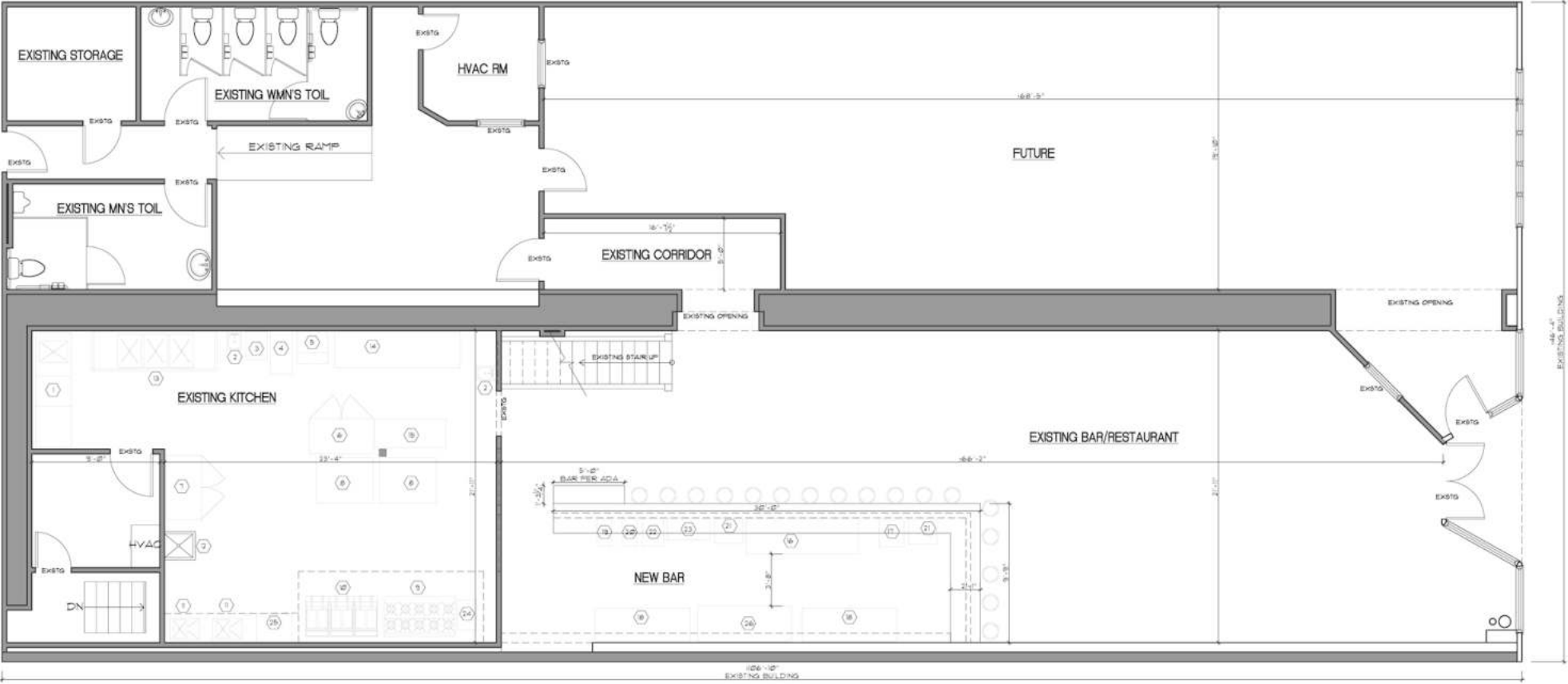
PROPERTY HIGHLIGHTS

Sale Price	\$824,000
Cap Rate	7.5%
Lot Size	0.11 acres
Building Size	5,025 SF
Year Built	1925
Year Renovated	2020
Use	Retail
Zoning	B-1
Tenancy Type	Multi
Current NOI	\$61,800
Lease Expires	4/30/2028



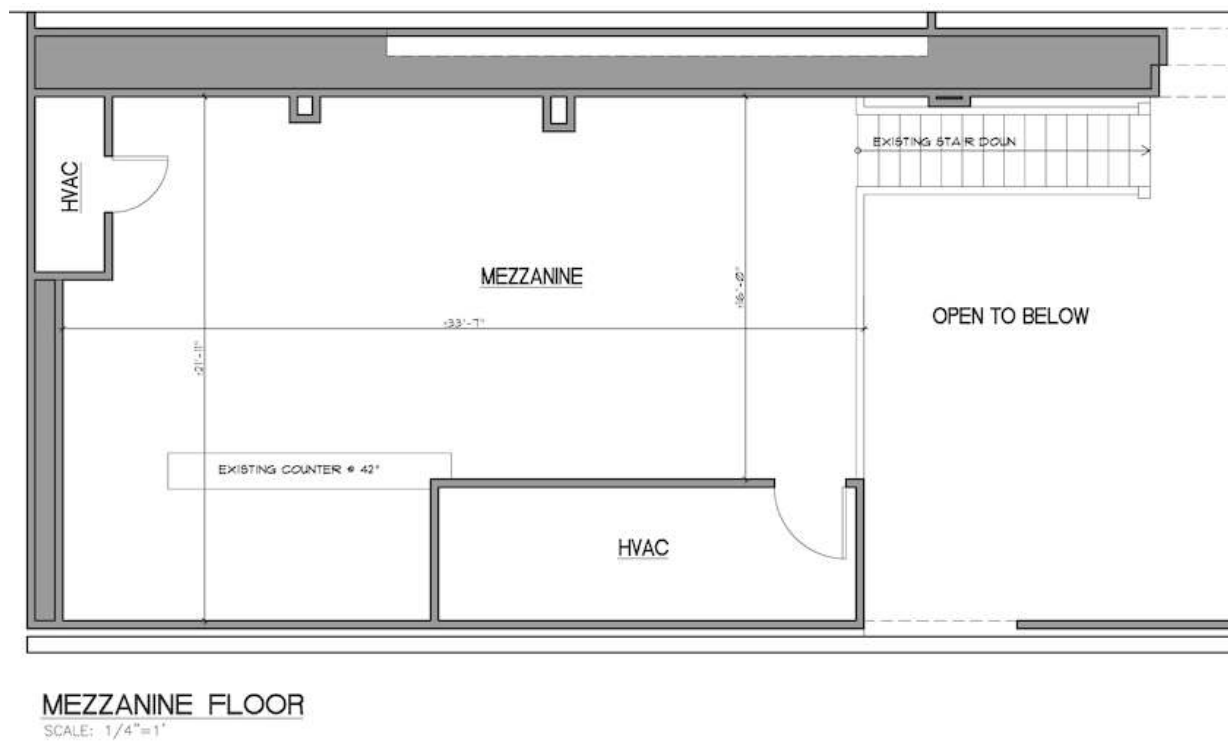


FIRST FLOOR PLAN



FIRST FLOOR
SCALE: 1/4"=1'

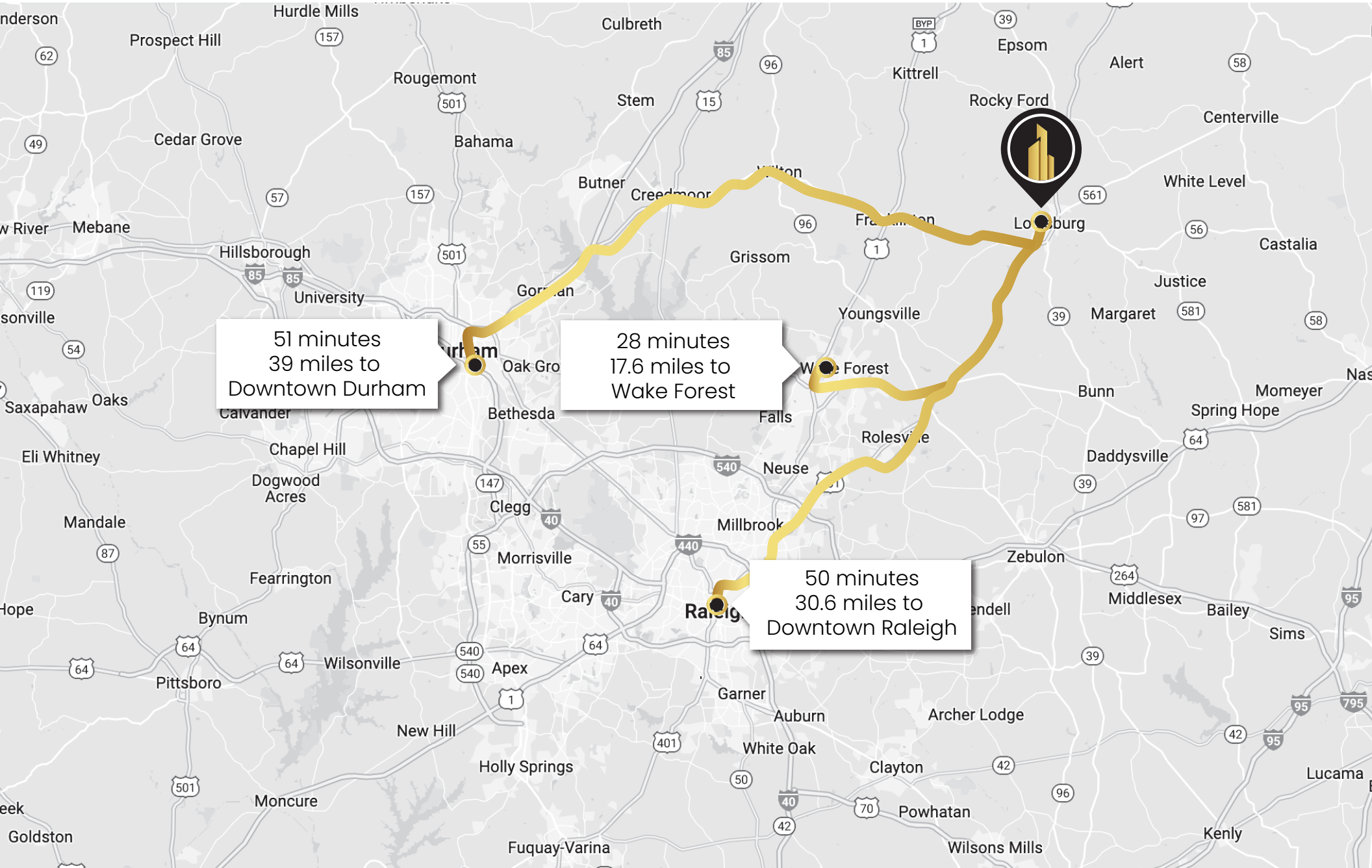
MEZZANINE FLOOR PLAN



PARCEL MAP



AREA MAP



AERIAL LOOKING NORTHEAST

Main St (6,000 VPD)

Bickett Blvd (16,000 VPD)



Nash St

Johnson St



LOUISBURG COLLEGE



CVS
pharmacy

DOLLAR GENERAL



Carlie C's
IGA
LOUISBURG PLAZA



Main St

Louisburg Rd



TSC TRACTOR SUPPLY CO

O'Reilly
AUTO PARTS



ACE
Hardware

Walmart

LOUISBURG NC



The Town of **Louisburg** is a charming, small town in the heart of the North Carolina piedmont. Louisburg is the county seat of Franklin County and is located in the geographic center of the County. With only a 25 minute drive to Raleigh, 40 minute drive to Durham, and 50 minute drive to Chapel Hill, Louisburg has access to some of the best Healthcare, Academic, Cultural, and Entertainment resources in North Carolina and the east coast of the United States!

Louisburg, nestled on the banks of the Tar River, was chartered in 1779 as the County seat of the newly formed Franklin County. Having been created in the midst of the American Revolution, the county was named in honor of Benjamin Franklin who was serving as foreign minister to France at the time. His negotiations with France helped secure financial and military support to the infant country, support that eventually led to the independence of the United States. As a result of this U.S.- France alliance, the Town of Louisburg was named in honor of King Louis XVI of France.

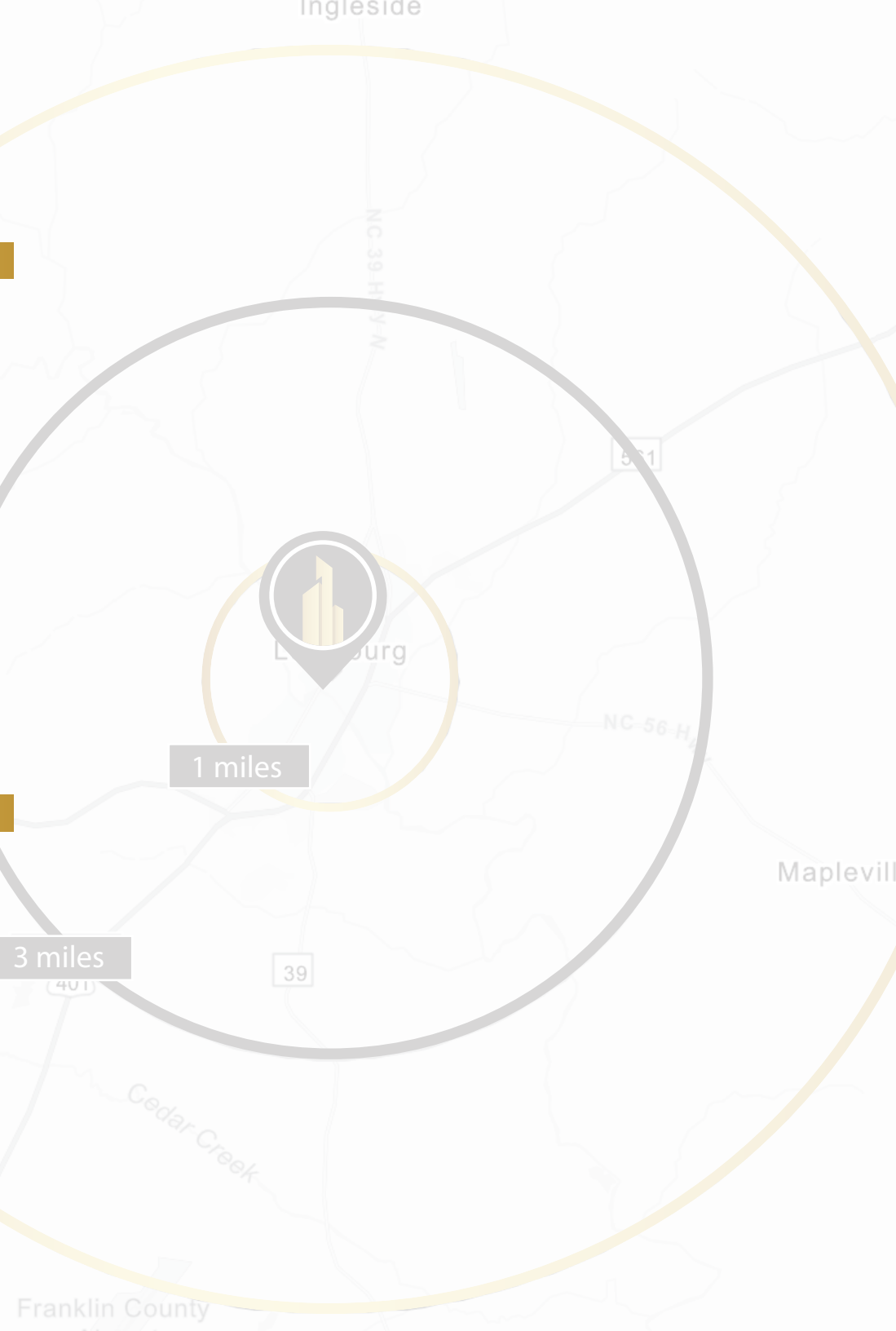
Louisburg soon became to hub for business activity for Franklin County, especially as the main point of agri-business of the time as cash crops such as cotton, wheat, and eventually tobacco were marketed in Town. Soon the town enjoyed an influx of merchants, doctors, attorneys, and craftsmen which also led to the movement of wealthy families to the area. Such demographic shifts resulted in strong, established social and religious organizations that are still alive and vibrant today!

From the beautiful Main St. corridor, full of historic churches and oak lined sidewalks, to the nations oldest private two-year college, Louisburg College, Louisburg is the quintessential small town America, from the multitude of municipal services enjoyed by citizens to the beauty of two river front parks, Louisburg offers many amenities to those wishing to enjoy the relaxed character of the small town while having short access to major city resources.

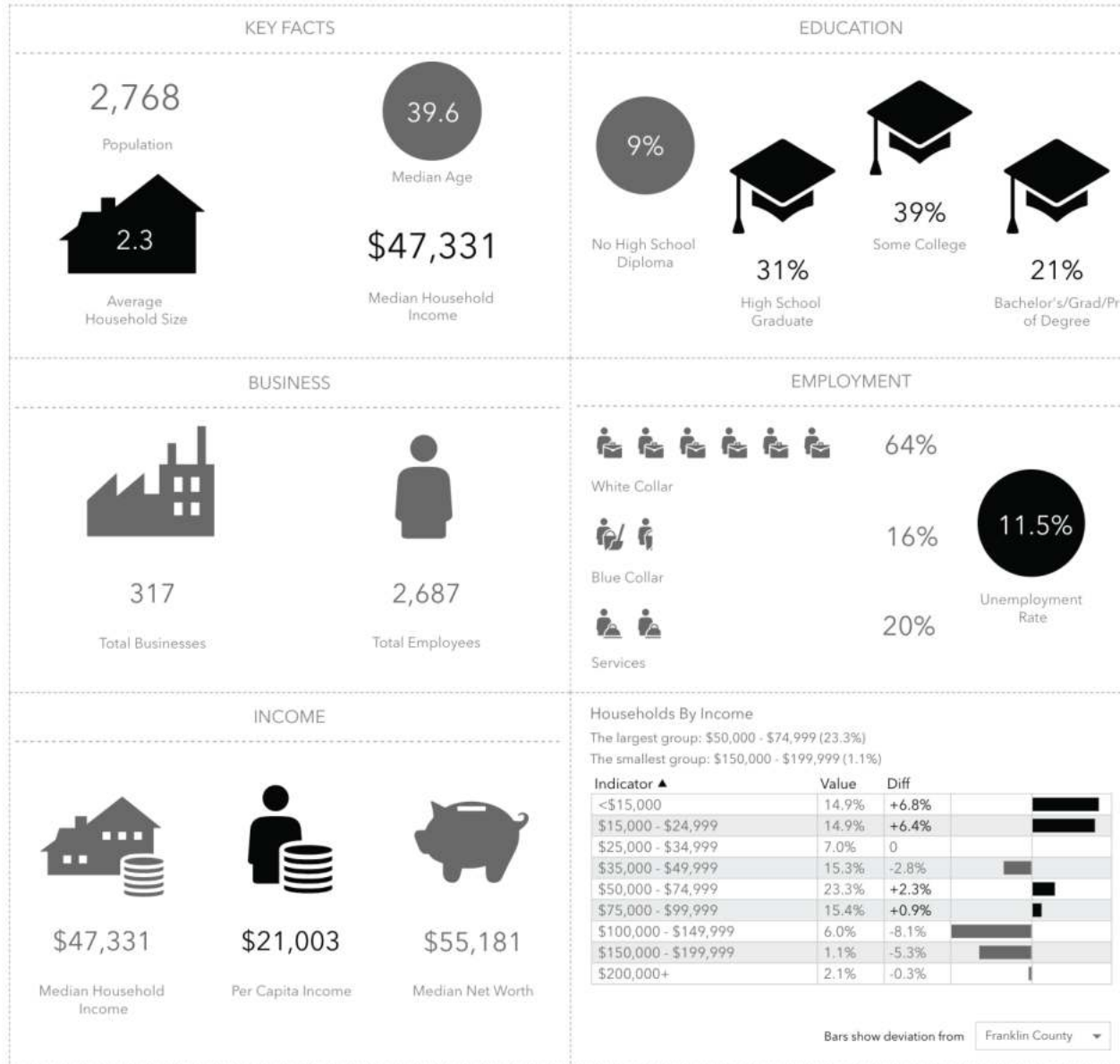
DEMOGRAPHIC OVERVIEW

2021 Summary	1 Mile	3 Miles	5 Miles
Population	2,768	6,311	10,686
Households	1,009	2,328	3,986
Families	614	1,419	2,537
Average Household Size	2.28	2.39	2.44
Owner Occupied Housing Units	499	1,216	2,295
Renter Occupied Housing Units	510	1,113	1,691
Median Age	39.6	43.2	43.6
Median Household Income	\$47,331	\$45,498	\$48,352
Average Household Income	\$57,252	\$56,607	\$60,610

2026 Summary	1 Mile	3 Mile	5 Mile
Population	2,817	6,503	11,081
Households	1,032	2,412	4,149
Families	623	1,458	2,621
Average Household Size	2.28	2.39	2.44
Owner Occupied Housing Units	515	1,275	2,427
Renter Occupied Housing Units	517	1,137	1,722
Median Age	40.3	44.1	44.7
Median Household Income	\$51,288	\$49,946	\$52,142
Average Household Income	\$63,542	\$63,018	\$67,478



DEMOGRAPHIC OVERVIEW



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