



Offering Memorandum

127 W Main Street, Burnsville, NC



127 West Main St, Burnsville, NC \$825,000

Property Highlights

- Extensively remodeled historic commercial building
- Currently bustling vintage market & antique mall.
- Includes 1BR, 1Ba LTR - Can be STR
- Store is essentially a house within a house.
- Located right in the heart of Downtown Burnsville
- Could be converted to partial restaurant, partial market
- Stabilized by multiple local and regional vendors
- Located in an emerging market, poised for growth.
- Mini-Split HVAC units throughout for energy savings



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EXECUTIVE SUMMARY

127 WEST MAIN STREET



OFFERING SUMMARY

PRICE:	\$825,000
BUILDING SF:	8,026
PRICE / SF:	\$105
NOI & CAP RATE	\$47,600 - 5.7%
OCCUPANCY:	2 commercial leases and 1 residential lease
VALUE EMPHASIS	Building value
LOT SIZE:	.19 Acre
SIGNAGE:	Blade Sign
FRONTAGE:	80'
RENOVATED:	2020-2023
YEAR BUILT:	1918
PARKING:	Street parking

PROPERTY OVERVIEW

Location, Space, and Potential Await you in the bustling Downtown Burnsville Commercial District? Look no further than the Vintage Lamp Post Market, an outstanding property boasting an unbeatable location in the heart of downtown. This is a house within a house! The original 1900s Victorian doctor's office and residence still stands within a mid 1950s frame and brick addition, and the whole interior of the property has been thoughtfully transformed into a charming retail center, featuring local and regional vintage crafts and antiques. In addition, there is a studio apartment in the rear of the building with excellent STR potential, as well as a detached garage. Lease Breakdown:

Lamp Post - \$1,800/mo (rent is about to be raised)

Sawmill - \$2,500/mo

Residential unit - \$850/mo



PROPERTY PHOTOS

127 WEST MAIN STREET



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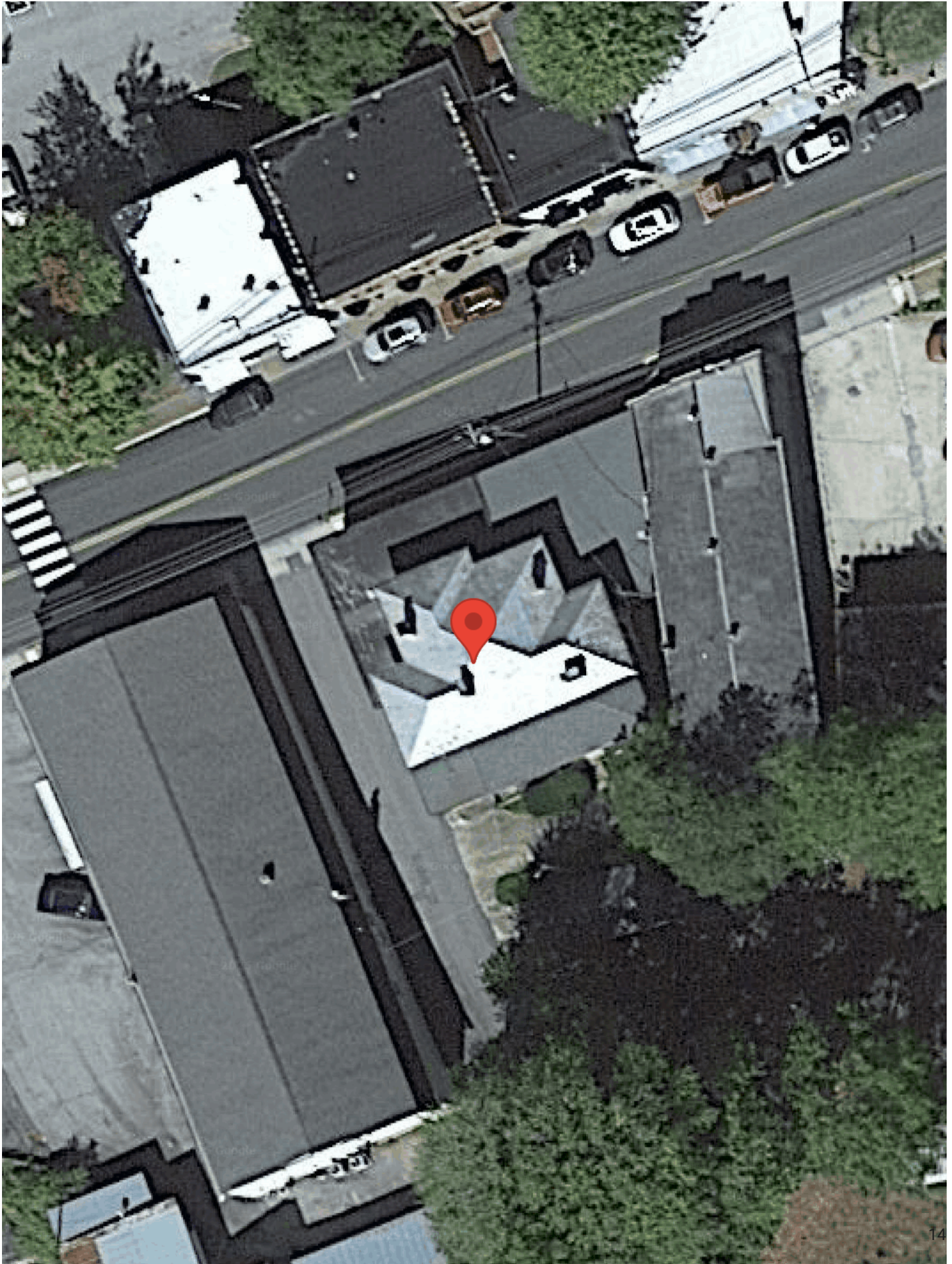


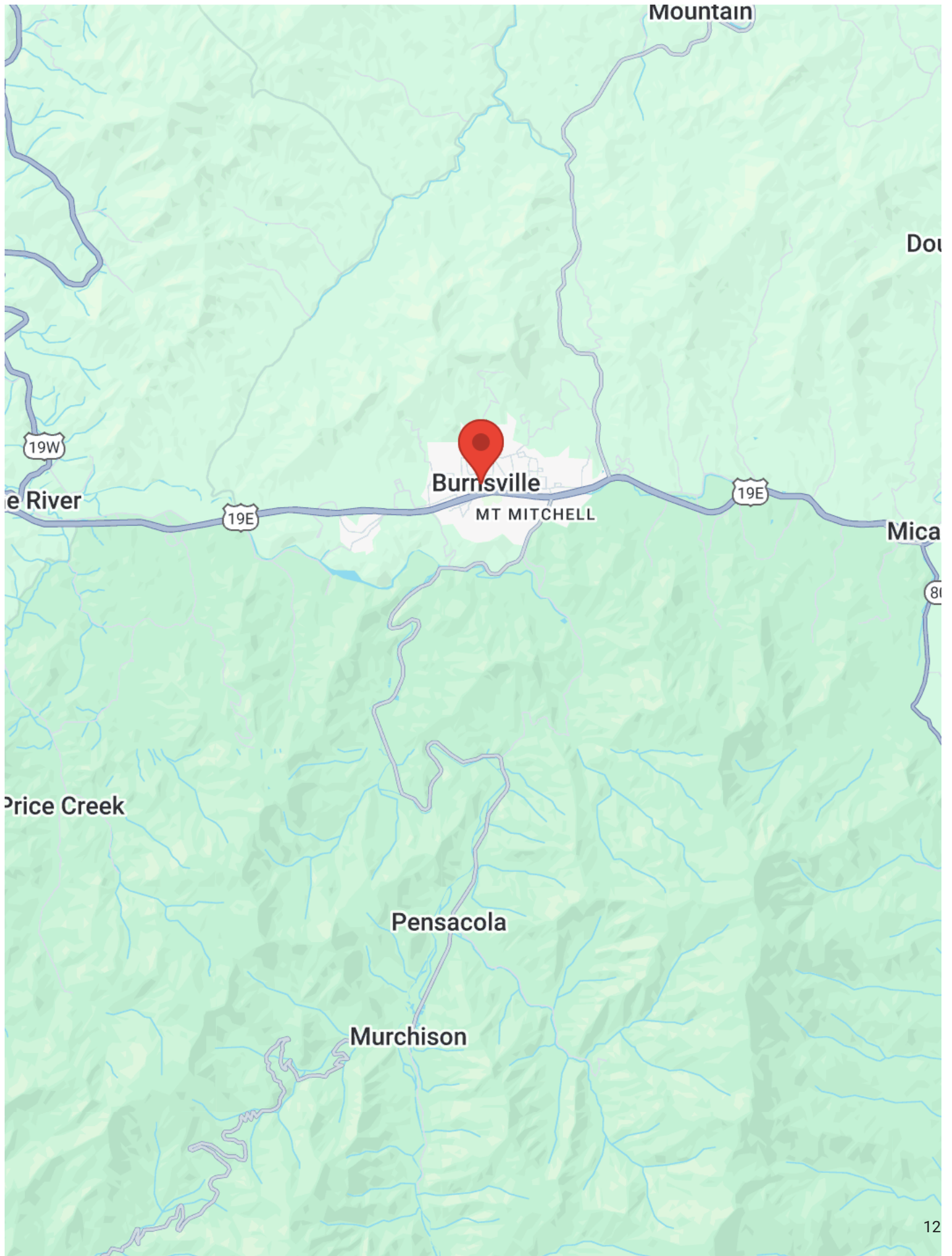
PROPERTY PHOTOS

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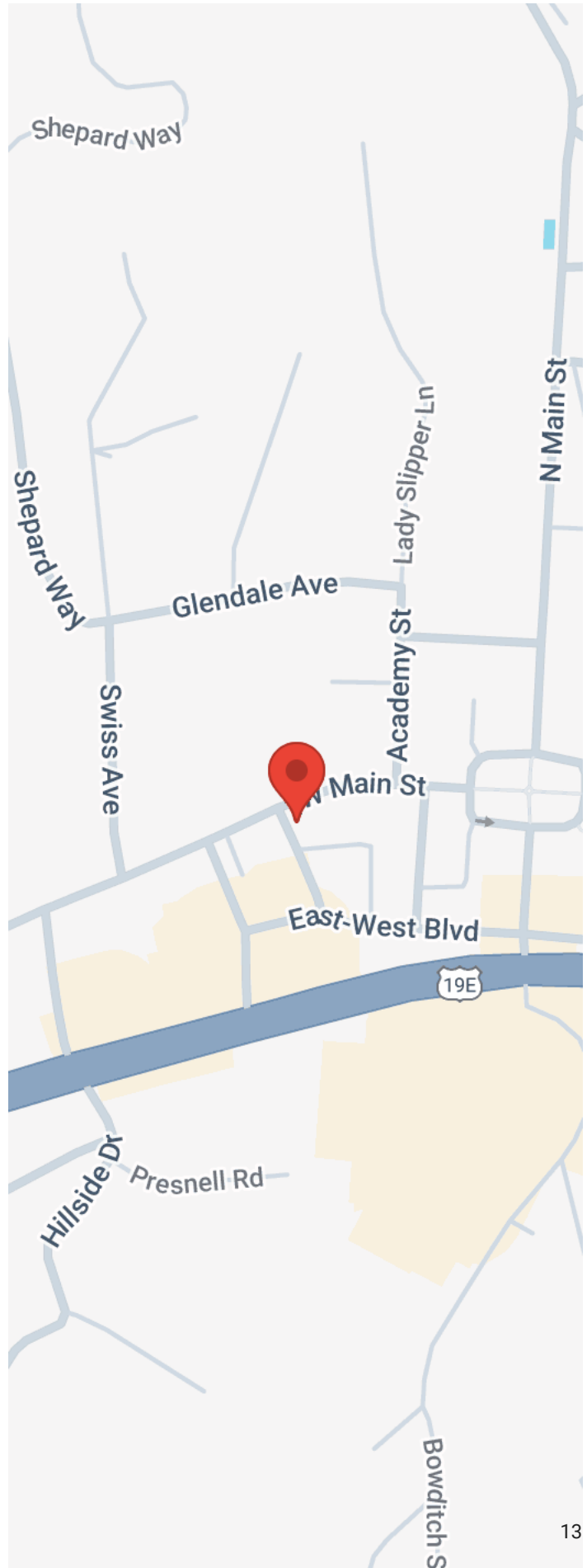
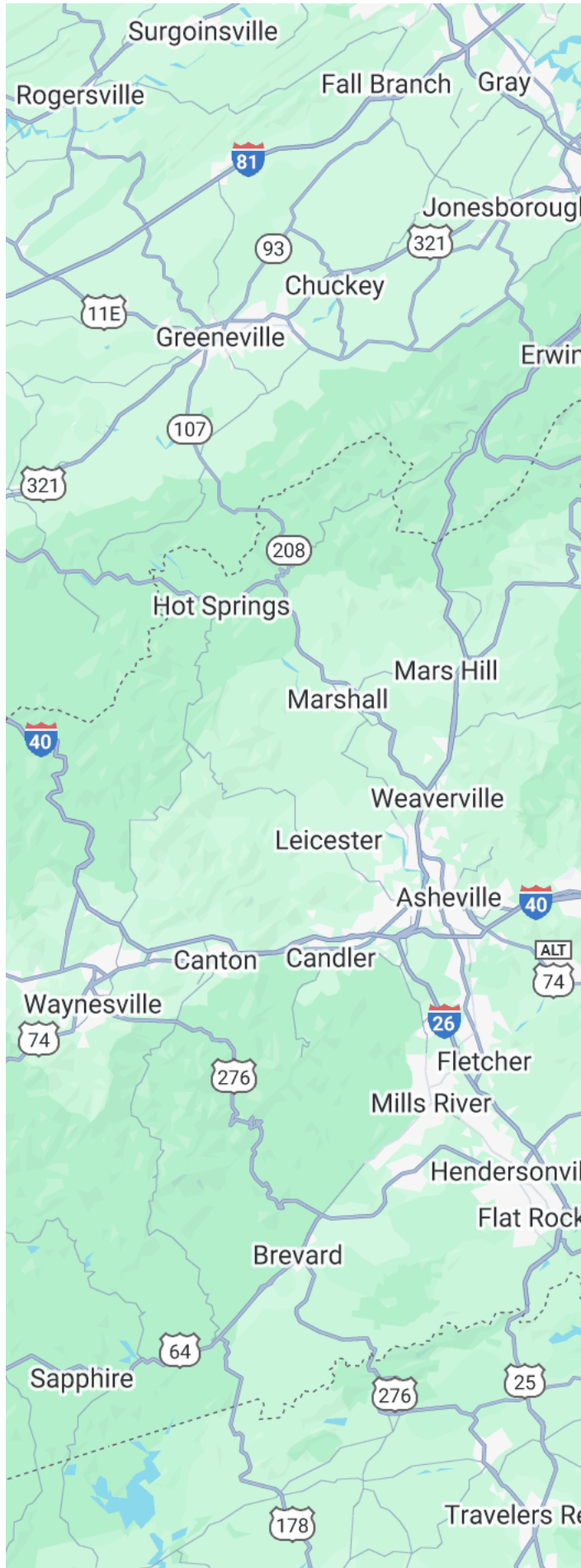
AERIAL MAP
127 WEST MAIN STREET





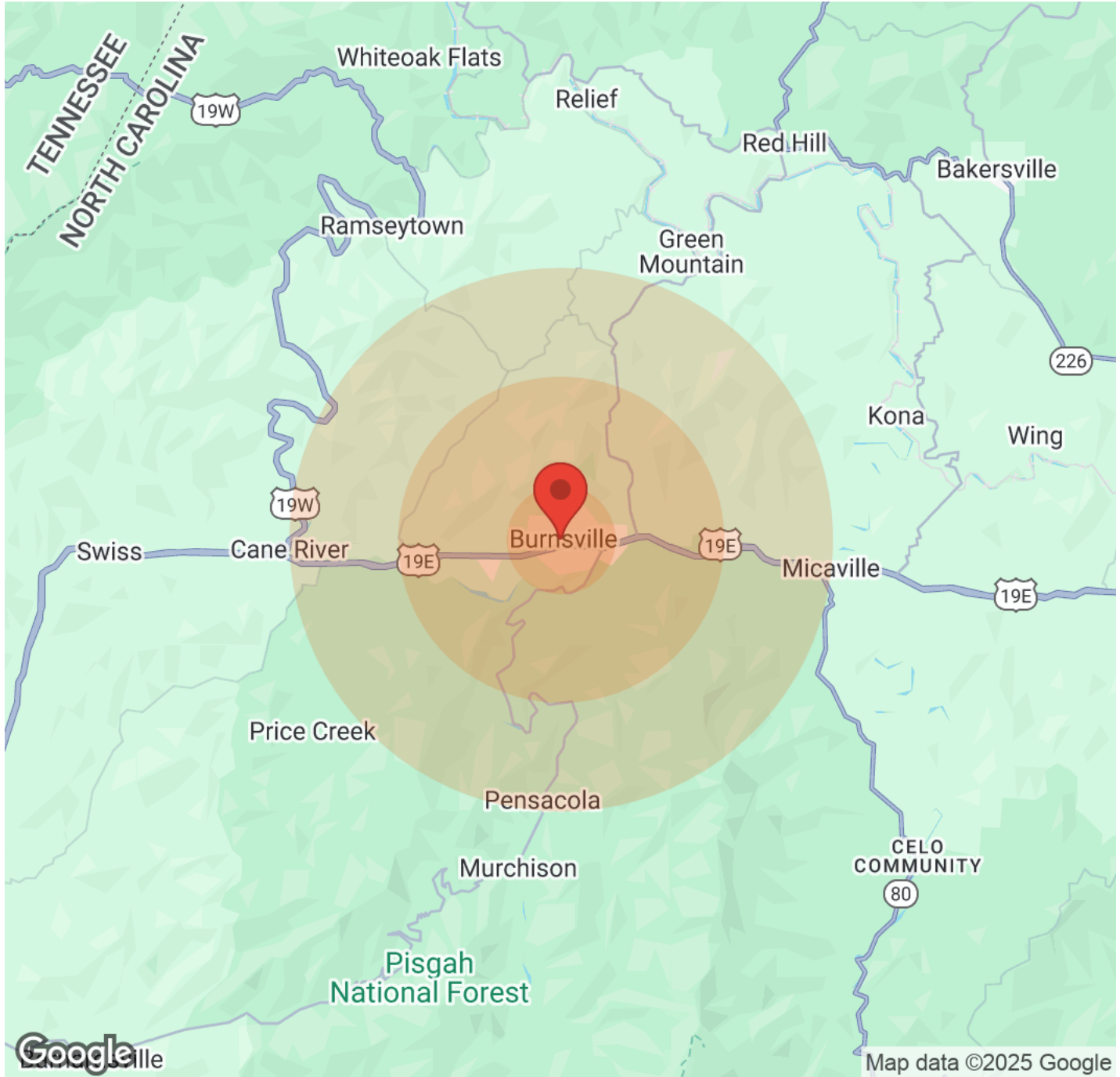
LOCATION MAPS

127 WEST MAIN STREET



DEMOGRAPHICS

127 WEST MAIN STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	1,306	1,998	Median	N/A	\$32,477	\$35,198
Female	N/A	1,450	2,315	< \$15,000	N/A	279	404
Total Population	N/A	2,756	4,313	\$15,000-\$24,999	N/A	237	305
				\$25,000-\$34,999	N/A	166	293
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	N/A	152	283
Ages 0-14	N/A	430	669	\$50,000-\$74,999	N/A	265	360
Ages 15-24	N/A	308	477	\$75,000-\$99,999	N/A	90	186
Ages 25-54	N/A	994	1,590	\$100,000-\$149,999	N/A	56	56
Ages 55-64	N/A	365	566	\$150,000-\$199,999	N/A	17	28
Ages 65+	N/A	659	1,011	> \$200,000	N/A	10	22
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	2,522	4,015	Total Units	N/A	1,670	3,367
Black	N/A	49	62	Occupied	N/A	1,337	2,263
Am In/AK Nat	N/A	18	18	Owner Occupied	N/A	765	1,347
Hawaiian	N/A	2	2	Renter Occupied	N/A	572	882