

FOR SALE OR GROUND LEASE

OFFERING MEMORANDUM



S.L. NUSBAUM
REALTY CO.

- Signalized Corner Location
- Across from McDonald's
- Traffic Count: 21,000 VPD



Doug Aronson

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6464 Caratoke Highway (US-158)
Grandy, North Carolina 27939
(Currituck County)

CONTACT US

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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



ABOUT THE ASSET



Price: \$495,000
Ground Lease: Negotiable

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale or ground lease, a 1.18ac site located at 6464 Caratoke Highway (US-158) in Grandy, North Carolina.

The property sits at a signalized corner with a traffic count of 21,000 vehicles per day. The site is on US-158, the main highway that leads in and out of the Outer Banks of North Carolina.

The site is zoned General Business, which allows many commercial uses including retail, office, car washes and golf cart sales. Nearby retailers include McDonald's, Sonic, Food Lion, Hardee's and Royal Farms.



MARKET OVERVIEW

GRANDY, NORTH CAROLINA (Currituck)

Grandy is an unincorporated community located in Currituck County, North Carolina. It is located along US 158 between the Currituck Sound and the North River and serves as a gateway to the Outer Banks beaches.

Grandy is about a twenty-minute drive to the Kitty Hawk Pier and about a half-hour drive to the Virginia border and the Hampton Roads metropolitan region (Norfolk-Virginia Beach-Newport News, pop. 1.8 million).



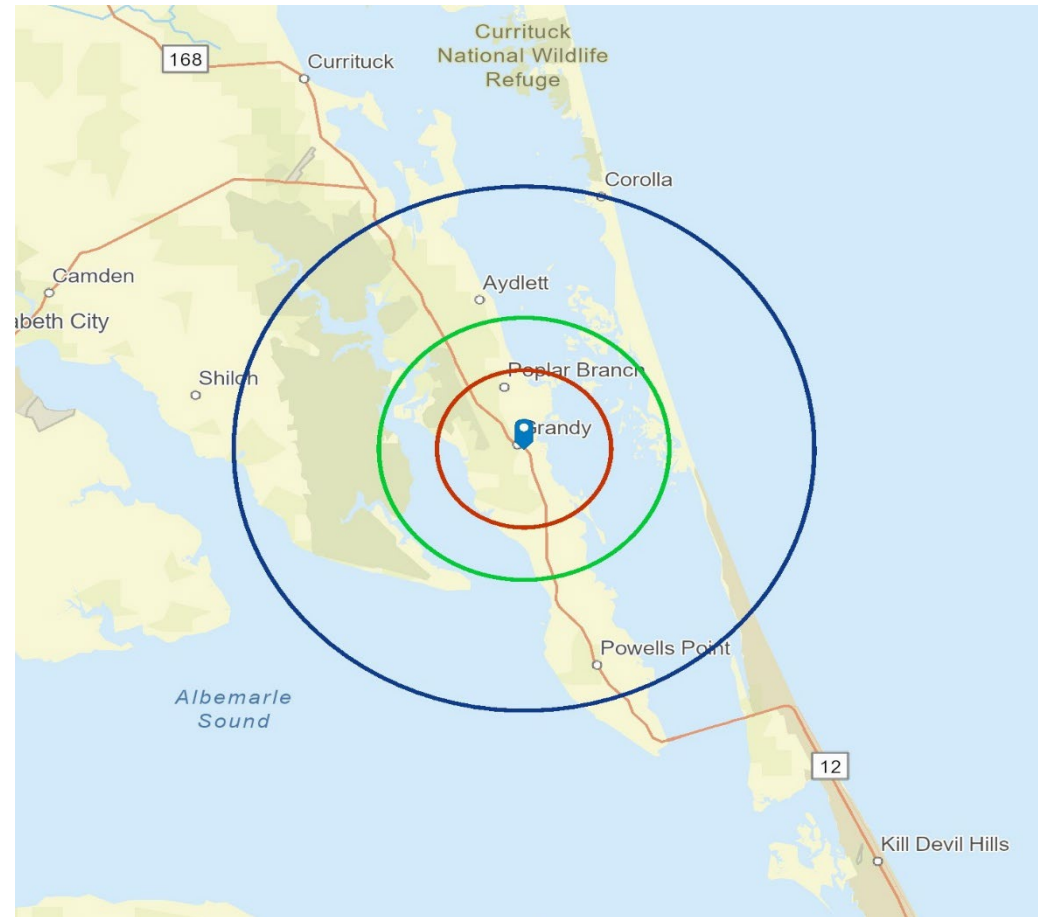
LOCATION	DISTANCE	DRIVING TIME
Nags Head	28 miles	36 minutes
Virginia Beach	66 Miles	1 hour 13 minutes
Raleigh, North Carolina	194 miles	3 hours 14 minutes



DEMOGRAPHICS

3,5,10 MILES

POPULATION	3 MILES	5 MILES	10 MILES
2024 Population	3,720	1,313	5,780
2029 Population	4,224	1,479	6,352
2024 Median Age	47	45.5	52.2
2029 Median Age	48.1	46.7	52.7
HOUSEHOLDS			
2024 Total Households	1,534	501	2,505
2029 Total Households	1,761	570	2,764
2024 Average Household Size	2.42	2.62	2.30
2029 Average Household Size	2.39	2.59	2.29
MEDIAN HOUSEHOLD INCOME			
2024 Median Household Income	\$69,292	\$73,934	\$81,844
2029 Median Household Income	\$80,743	\$86,929	\$99,950
AVERAGE HOUSEHOLD INCOME			
2024 Average Household Income	\$91,460	\$95,314	\$115,632
2029 Average Household Income	\$107,853	\$111,530	\$132,542
OWNER OCCUPIED HOUSING UNITS			
2024 Owner Occupied Housing Units	1,213	409	2,075
2029 Owner Occupied Housing Units	1,437	478	2,345
RENTER OCCUPIED HOUSING UNITS			
2024 Renter Occupied Housing Units	321	92	430
2029 Renter Occupied Housing Units	325	92	419
FAMILIES			
2024 Families	1,032	349	1,733
2029 Families	1,183	397	1,907



SURVEY



THE TEAM



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