

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Sale – Well-Established Gas Station with Property
Inside Sales: \$125,000 monthly (includes approx. \$30,000 from deli)
Fuel Sales: 40,000 gallons monthly with high margins (rack + \$0.01)
Lottery Income: \$2,000 in monthly commissions
Strong community presence with steady customer base
Real estate included in sale; inventory separate

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	3.13 Acres
Building Size:	4,050 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	17	66
Total Population	11	38	148
Average HH Income	\$74,061	\$73,678	\$73,379

BERRY PATCH MARKET & GRILL

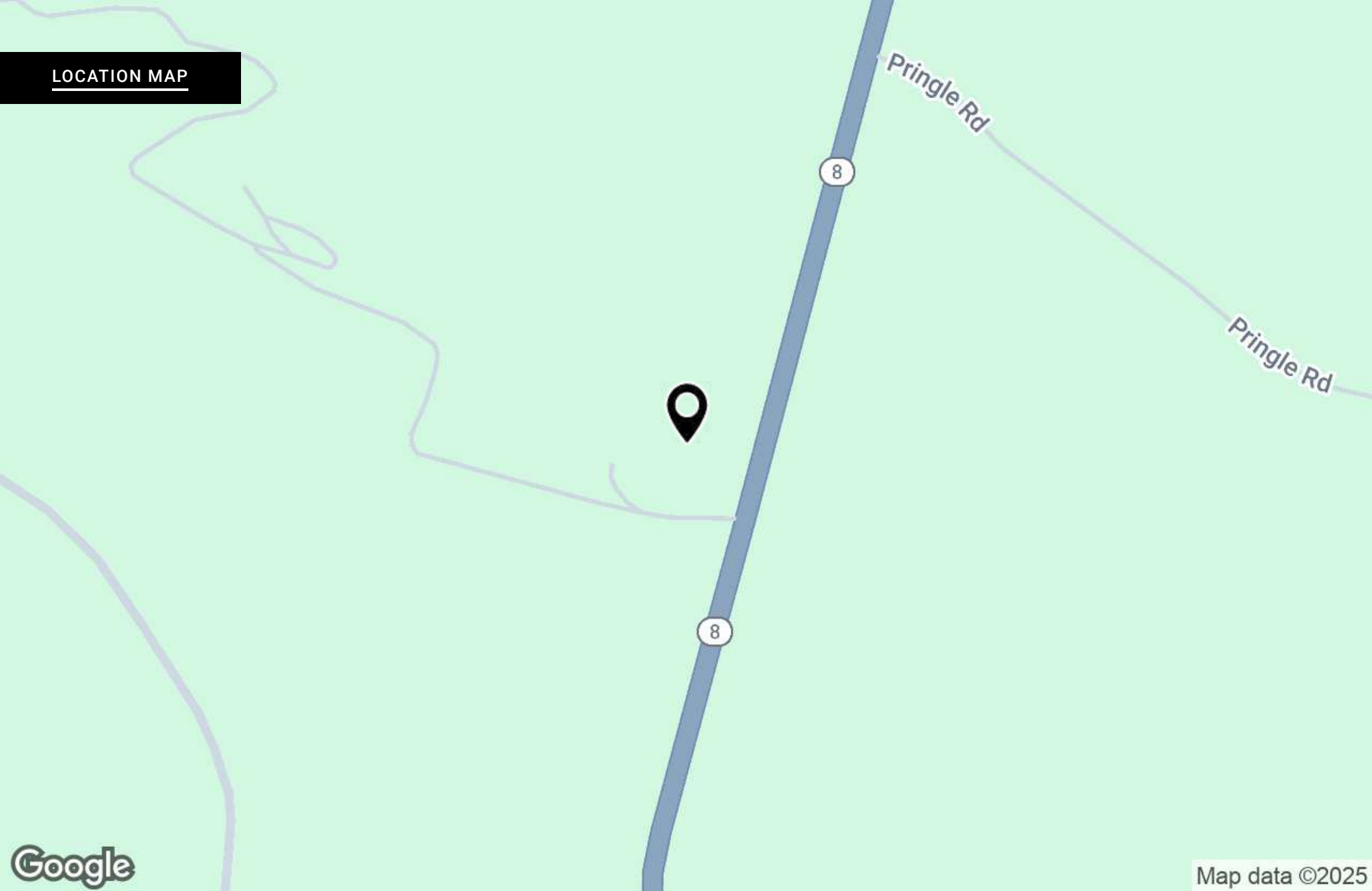
4863 NORTH CAROLINA 8, LAWSONVILLE, NC 27022



SOHAIB REHMAN
Broker
336.456.1442
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IRON HAND REALTY
1293 New Garden Road
Greensboro, NC 27410
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LOCATION MAP



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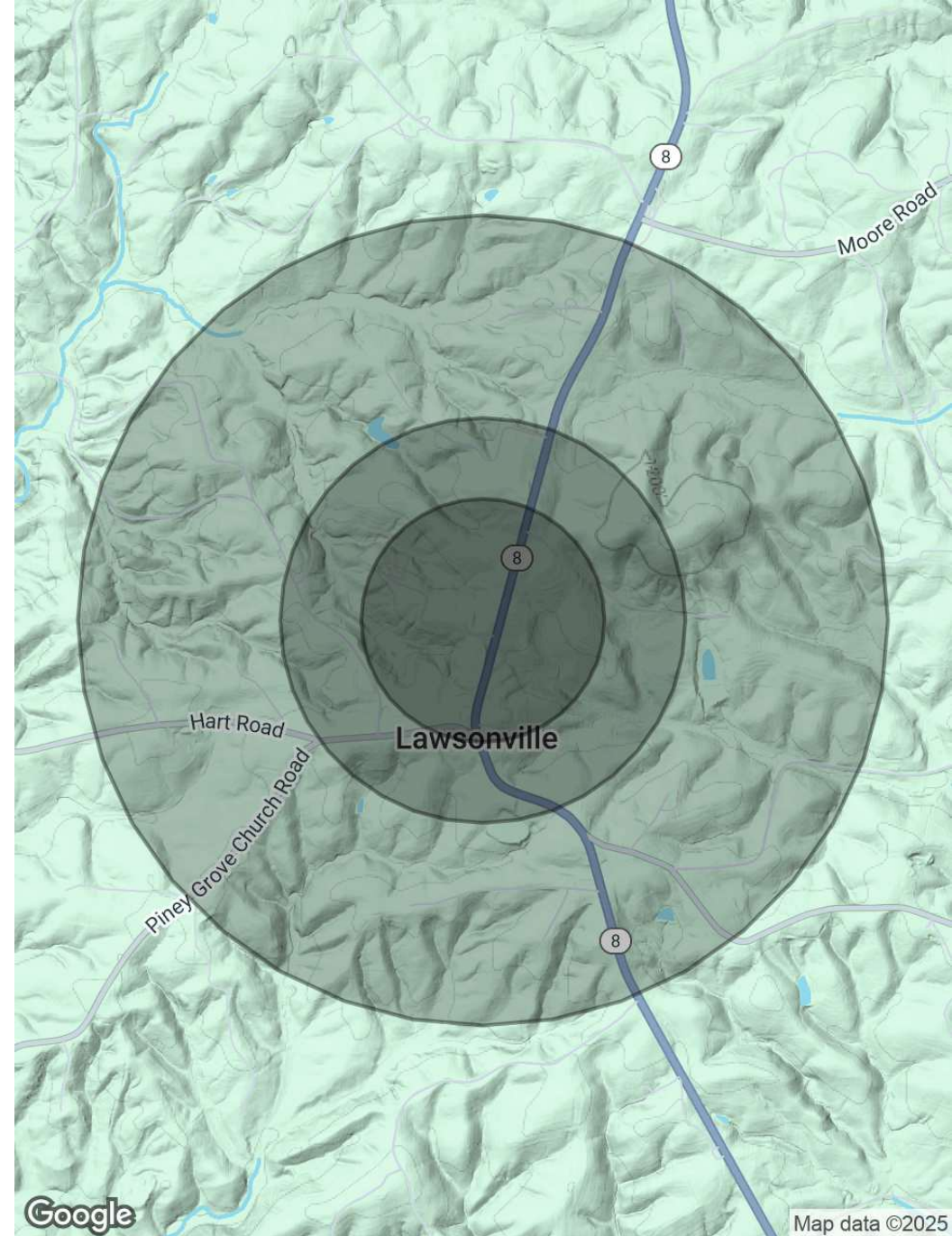
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	38	148
Average Age	48	47	47
Average Age (Male)	46	46	46
Average Age (Female)	49	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	17	66
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$74,061	\$73,678	\$73,379
Average House Value	\$188,734	\$190,788	\$192,395

Demographics data derived from AlphaMap



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