



# TURN-KEY RESTAURANT FOR SALE OR LEASE

619 OAKLAND RD | SPINDALE, NC

SALE & LEASING INFORMATION



**PROPERTY DESCRIPTION**

Turnkey restaurant opportunity located off College Avenue (Alt 74) just west of Forest City’s primary retail hub and in close proximity to Rutherfordton and Spindale. The ±6,380 SF building features a large commercial kitchen with hoods and equipment, walk-in cooler and freezer, bar area, food and salad bar, multiple dining areas including a solarium, and seating for approximately 200 guests. The property also offers six restrooms and approximately 85 on-site parking spaces.

**OFFERING SUMMARY**

Sale Price:	\$2,000,000
Lease Rate:	\$15.05 SF/yr (NNN)
Available SF:	6,380 SF
Lot Size:	1.15 Acres
Building Size:	6,380 SF

Scott.Raines@deweypa.com  
NC #226165

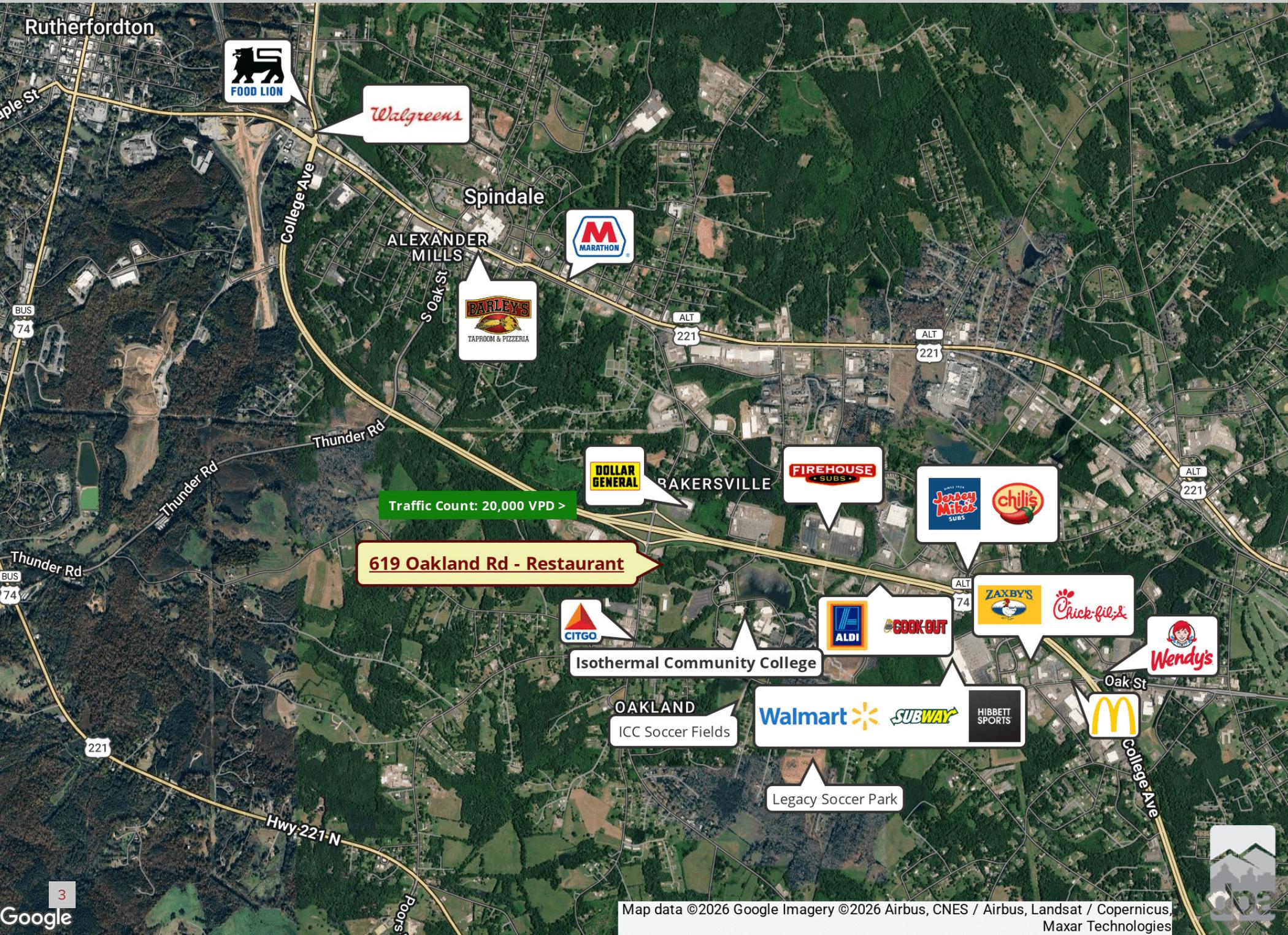
Scott Raines, CCIM

**PROPERTY HIGHLIGHTS**

- ±6,380 SF turnkey restaurant (seats 200)
- Large commercial kitchen with ample prep space
- Full bar area
- Multiple dining areas including solarium
- Highway visibility along College Ave (Alt 74)
- Located near Forest City’s primary retail corridor
- Ample on-site parking (85 spaces)



RETAILER MAP



Traffic Count: 20,000 VPD >

619 Oakland Rd - Restaurant

Isothermal Community College

OAKLAND  
ICC Soccer Fields

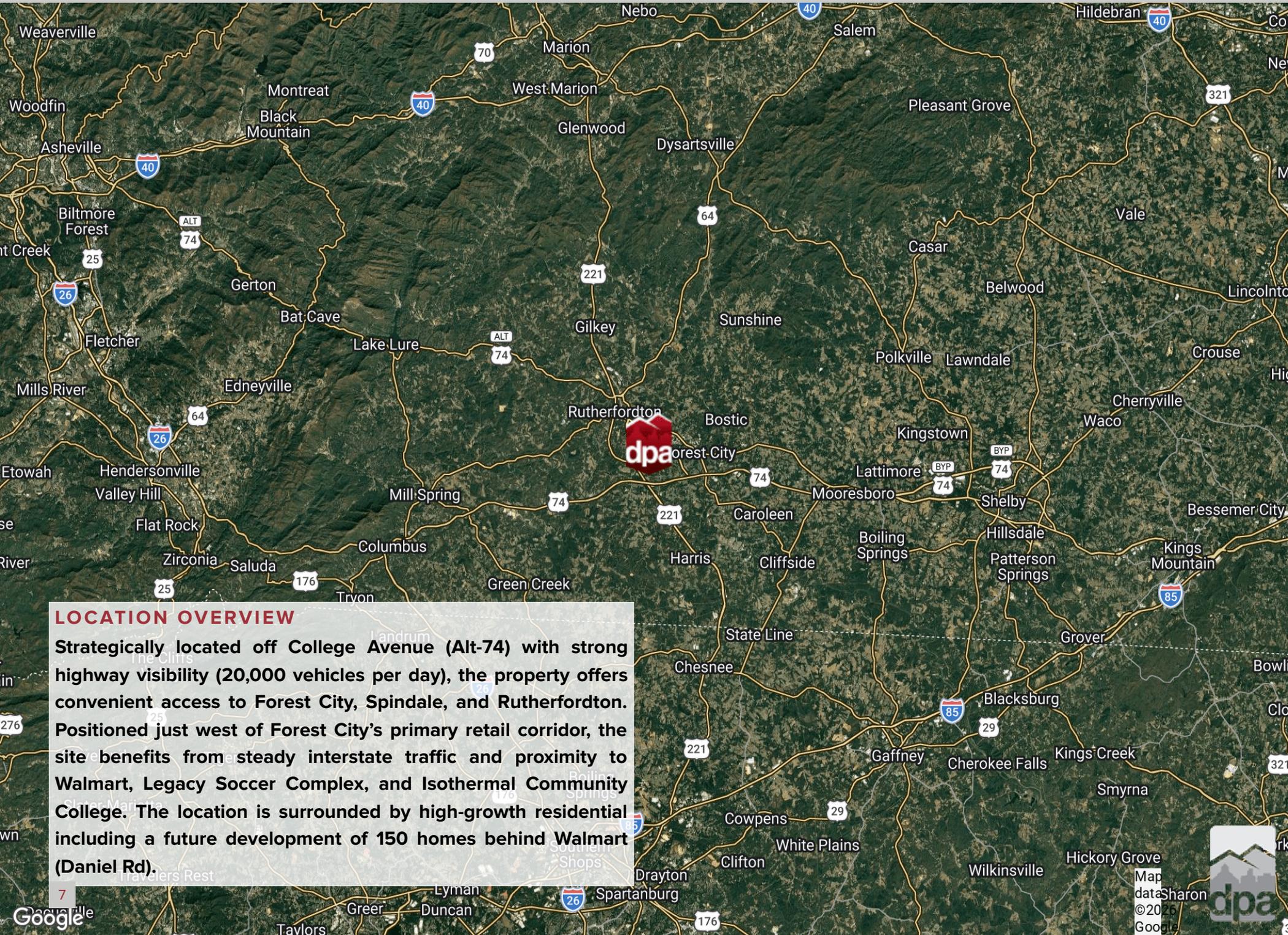
Legacy Soccer Park

PHOTOS









**LOCATION OVERVIEW**

Strategically located off College Avenue (Alt-74) with strong highway visibility (20,000 vehicles per day), the property offers convenient access to Forest City, Spindale, and Rutherfordton. Positioned just west of Forest City's primary retail corridor, the site benefits from steady interstate traffic and proximity to Walmart, Legacy Soccer Complex, and Isothermal Community College. The location is surrounded by high-growth residential including a future development of 150 homes behind Walmart (Daniel Rd).



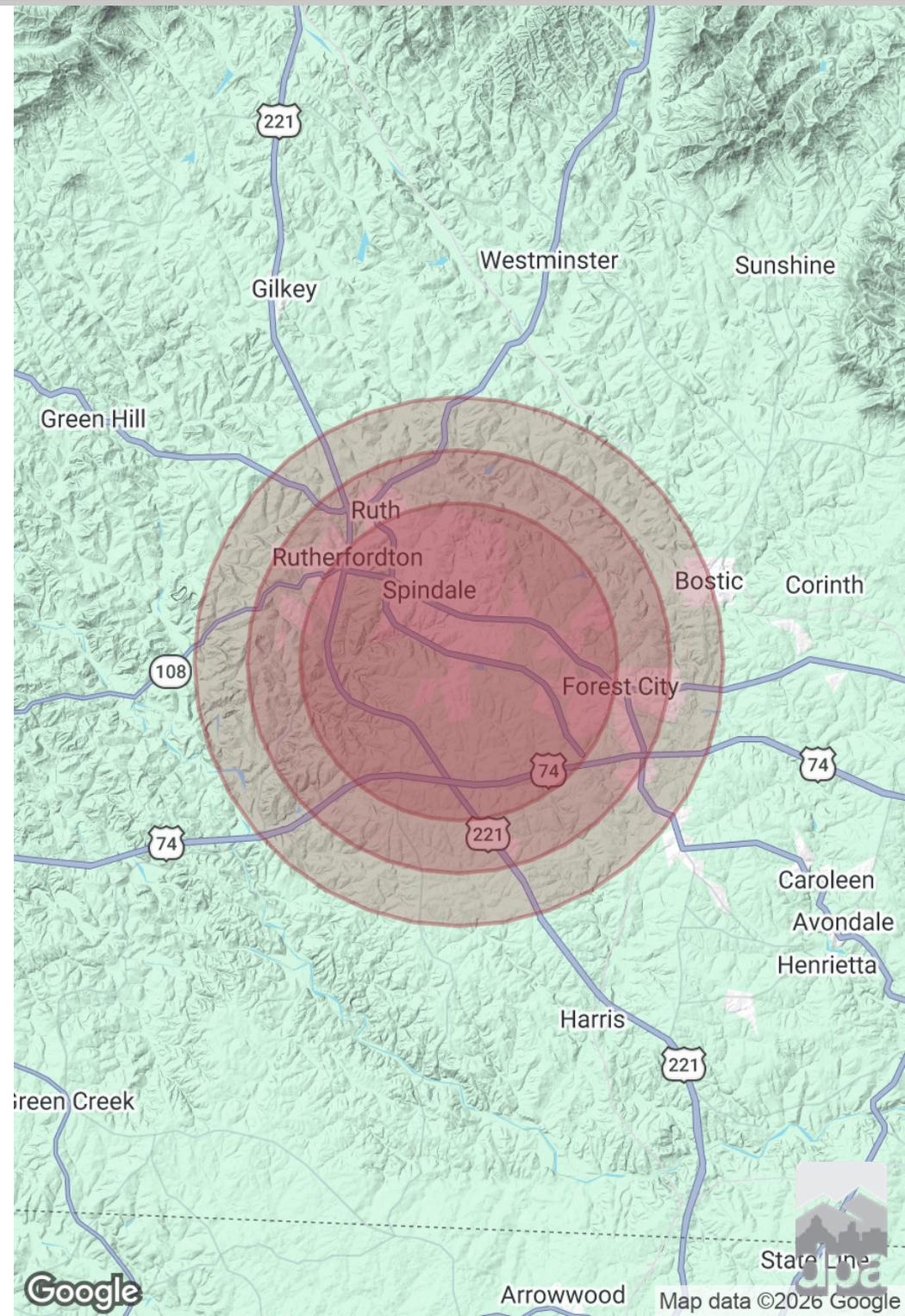
## POPULATION 3 MILES 4 MILES 5 MILES

	3 MILES	4 MILES	5 MILES
Total Population	14,069	22,060	28,113
Average Age	43	43	43
Average Age (Male)	41	42	41
Average Age (Female)	45	45	45

## HOUSEHOLDS & INCOME 3 MILES 4 MILES 5 MILES

	3 MILES	4 MILES	5 MILES
Total Households	5,852	9,139	11,606
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$64,466	\$70,852	\$73,129
Average House Value	\$177,334	\$203,558	\$206,660

Demographics data derived from AlphaMap



Scott.Raines@deweypa.com

NC #226165

Scott Raines, CCIM



**Dewey**  
Property  
Advisors

Sale & Leasing Contact:  
**Scott Raines, CCIM | NC #226165**  
[Scott.Raines@deweypa.com](mailto:Scott.Raines@deweypa.com)

**Dewey Property Advisors**  
1 Page Avenue  
Asheville, NC 28801  
Office: 828.548.0090  
Cell: 828.551.0087  
[www.deweypa.com](http://www.deweypa.com)