

FORMER MCDONALD'S FOR LEASE

701 MAIN STREET
SCOTLAND NECK, NC 27874

LISTING BROKER:

BRIAN GRABOWSKI

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**FREE-STANDING
2,980 SF BUILDING**

**701 MAIN STREET
SCOTLAND NECK, NC 27874**

PROPERTY HIGHLIGHTS

- 2,980 SF free-standing building
- Typical McDonald's Built-in 2002
- Vacant approximately two years
- Double drive-thru and two glass walls for the dining area
- The roof is scheduled to be replaced in May, 2024
- The Site is served by two full-service driveways onto Main Street, and one on 7th Street
- Site improvements include a large storage shed and dumpster coral

LEASE RATE: \$11.75/SF
TAXES & INSURANCE: \$3.25/SF
TENANT RESPONSIBLE FOR EXTERIOR MAINTENANCE.



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PROPERTY HIGHLIGHTS

- **Scotland Neck is a town in Eastern North Carolina, surrounded by agribusiness uses.**
- **It is located approx 20 miles NE of Rocky Mount.**
- **Its main street is US-231 which connects Eastern NC with the Tidewater area of Virginia.**
- **The largest retailers in town are Food Lion, Maxway, Dollar General, Family Dollar and Farmers' Home Furniture.**

For additional site photos, click [here](#).

For additional information regarding the HVAC and other equipment, click [here](#).



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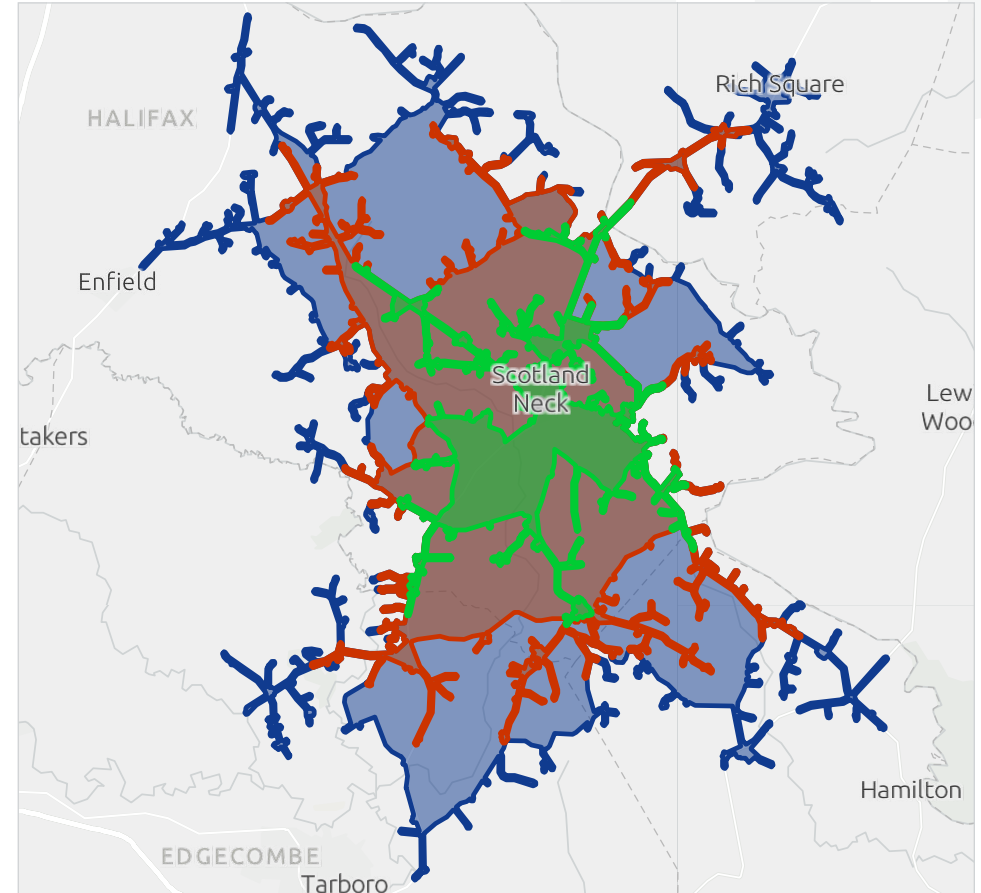
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DEMOGRAPHICS

	10 Minutes	15 Minutes	20 Minutes
2023 POPULATION	2,934	4,215	6,302
2028 POPULATION (PROJECTED)	2,851	4,103	6,144
2023 HOUSEHOLDS	1,300	1,847	2,743
2028 HOUSEHOLDS (PROJECTED)	1,285	1,828	2,712
OWNER-OCCUPIED HOUSING UNITS	842	1,264	1,934
RENTER-OCCUPIED HOUSING UNITS	458	583	809
2023 AVERAGE HOUSEHOLD INCOME	\$47,013	\$50,699	\$54,124



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EXCLUSIVE BROKER:

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