

RETAIL PROPERTY FOR SALE

Former Restaurant

202 E Broad St, Saint Pauls, NC 28384



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$369,000
Lot Size:	0.34 Acres
Year Built:	1960
Building Size:	1,878 SF
Renovated:	1960
Zoning:	CB

property description

This 1,878 SF freestanding commercial building at 202 E Broad St in downtown Saint Pauls, NC, offers a versatile space ideal for food service operations or retail ventures. Originally constructed in 1960, the property sits on a 0.34-acre lot zoned CB (Central Business), allowing for a range of commercial uses. The building features a sizable kitchen equipped with a ceiling-mounted hood system, with additional equipment available upon negotiation, providing a ready-to-use setup for food service operators. A dedicated drive-thru pickup window enhances customer convenience and supports high-volume takeout or quick-service concepts. The interior layout includes a spacious dining area, dedicated storage space, and customer restrooms, optimizing operational efficiency and customer flow.

Located in the heart of downtown Saint Pauls, this property benefits from proximity to a diverse and growing local population. Within a 5-mile radius, the area boasts a population of over 9,200 residents and a daytime population exceeding 8,200, offering strong potential for customer traffic. The average household income in this radius is approximately \$65,453, reflecting solid local spending power. The surrounding community is well-served by a mix of retail, services, and residential neighborhoods, providing consistent



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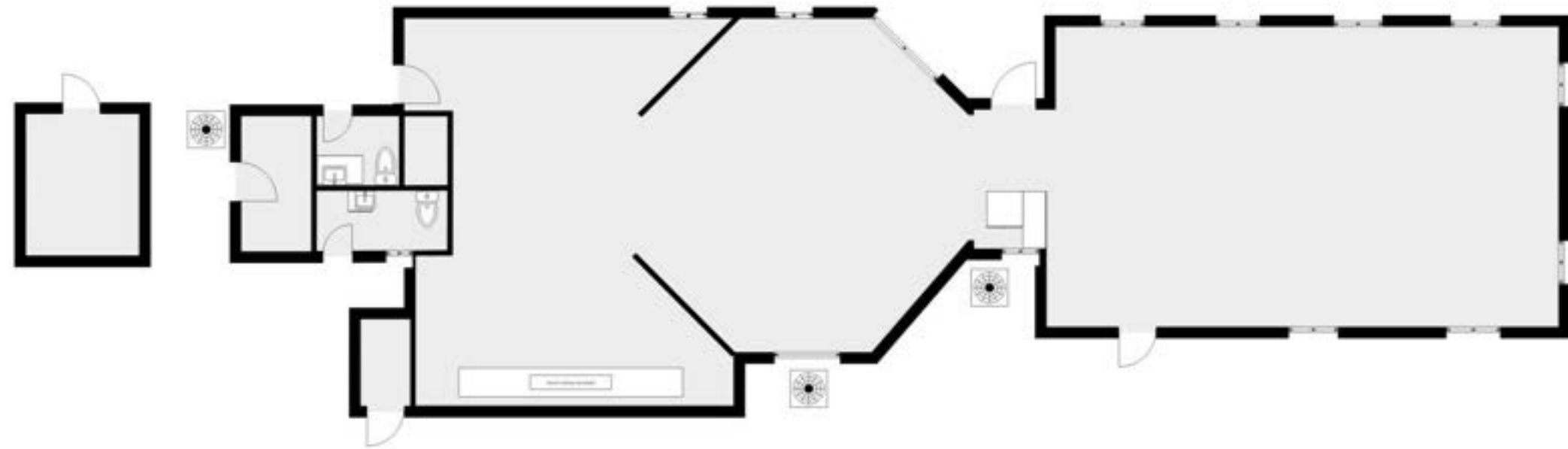
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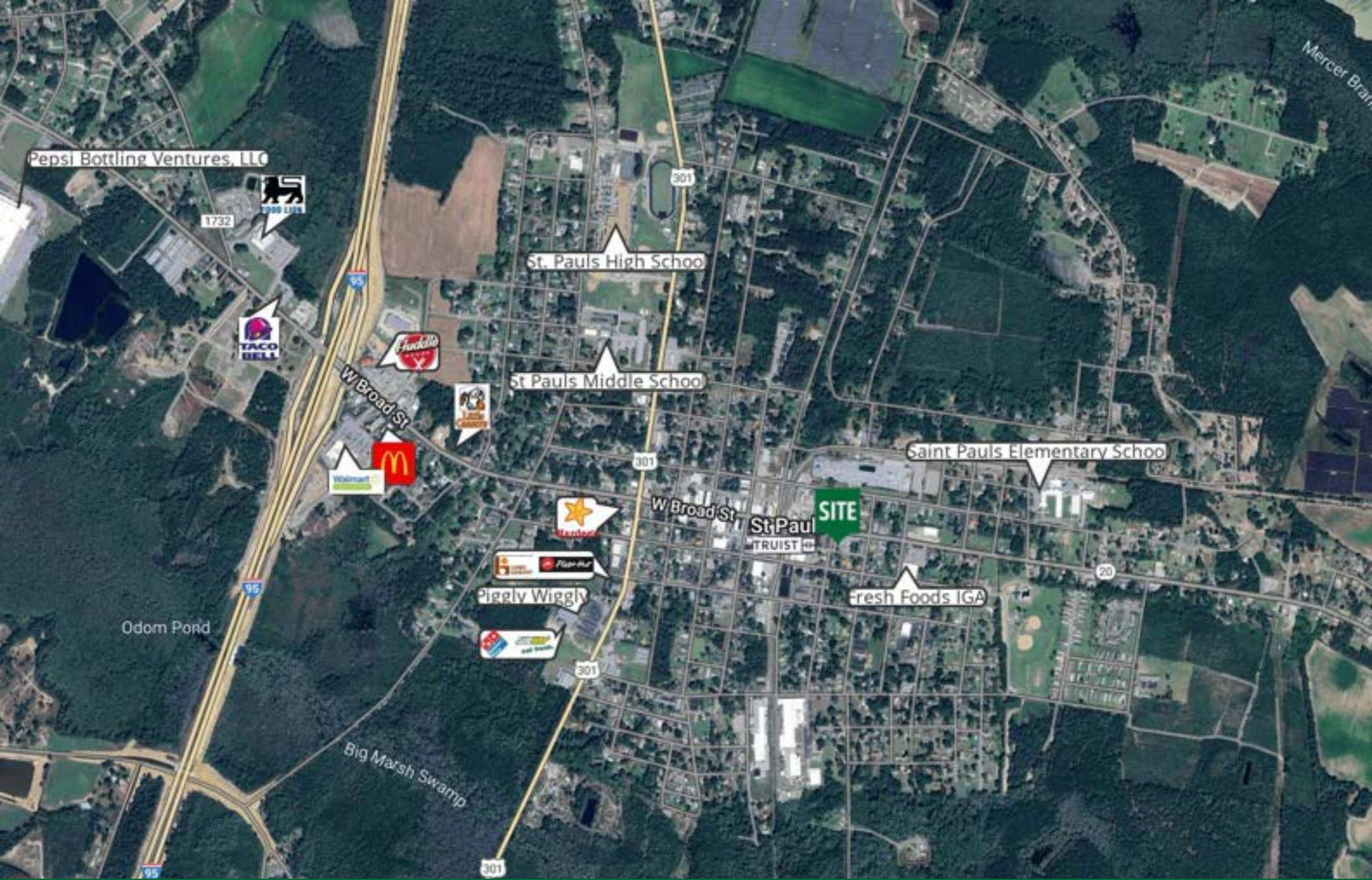
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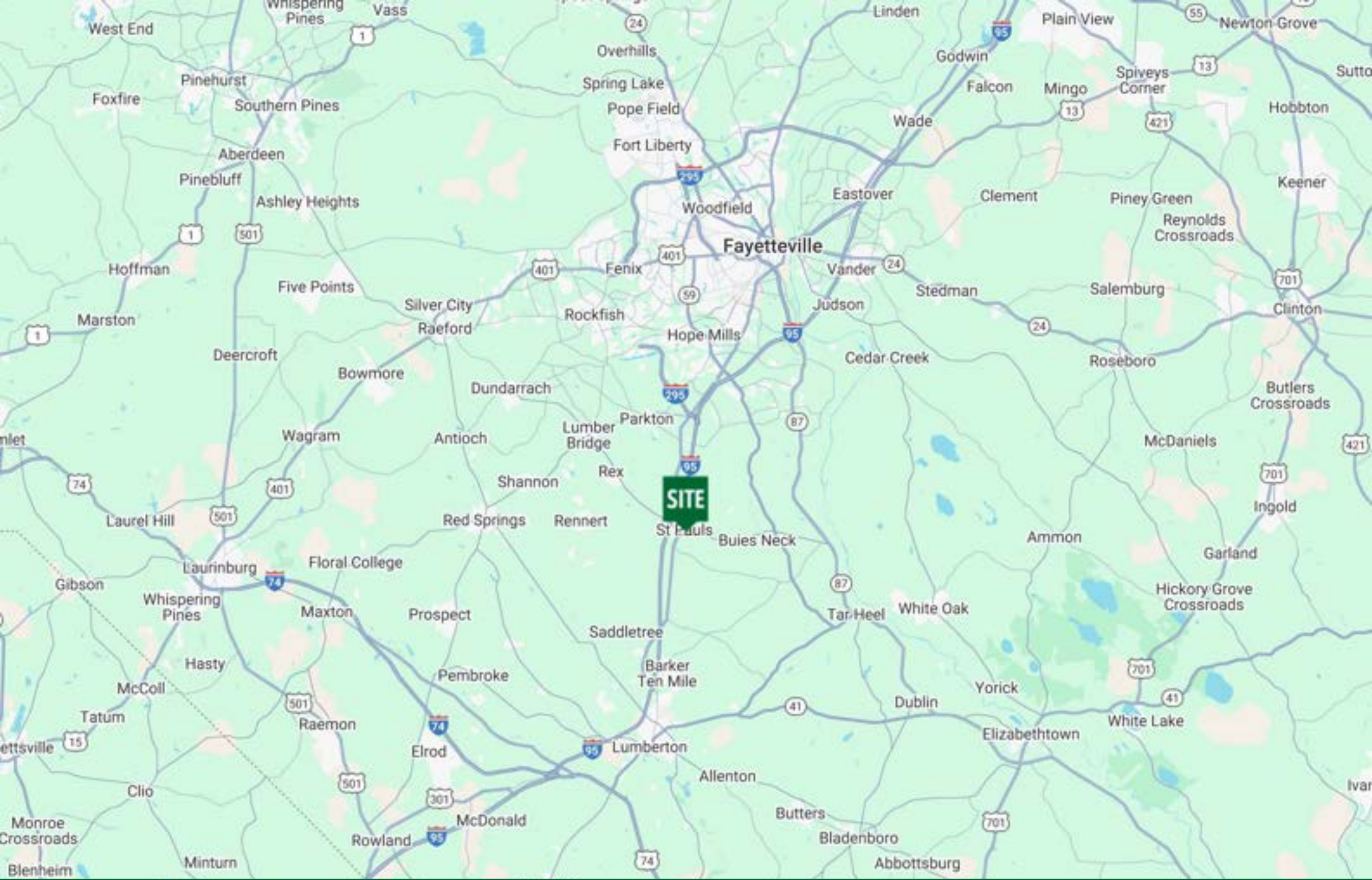
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Maxar Technologies



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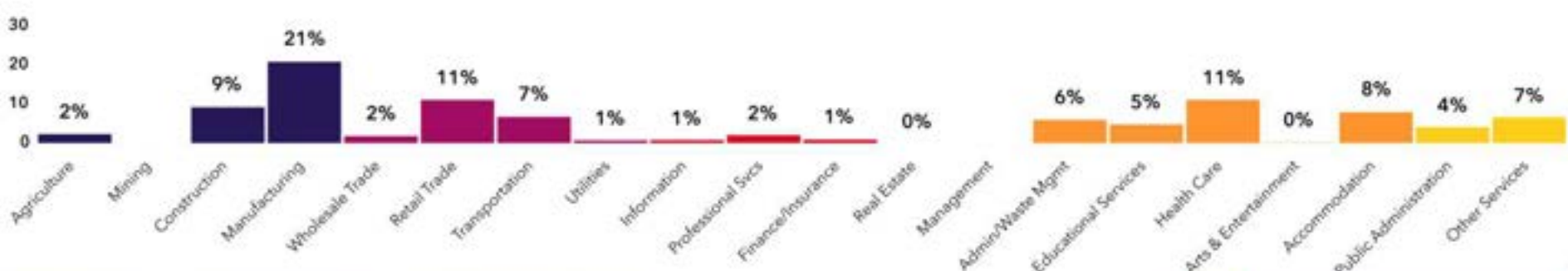
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9,203
Total Population



Population

8,239
Daytime Population



\$44,546
Median HH Income



Income

\$24,793
Per Capita Income



3,480
Total Households



Housing

3,834
Total Housing Units



\$102,778
Median Home Value



Homes

69.3%
Home Ownership



39.7
Median Age



People

Rural Bypasses
Tapestry Segment



Demographics

202 East Broad Street, Saint Pauls, North Carolina, 28384



25%

No HS Diploma



37%

HS Graduate



29%

Some College



10%

Degree or Higher

for more information

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Source: U.S. Census Bureau, 2010 Summary File 1. Esri forecasts for 2024 and 2028



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