



For Sale

Freestanding Retail/Commercial | Downtown Burgaw

213 A S Wright Street, Burgaw, NC 28425



PROPERTY SUMMARY

Located in the heart of downtown Burgaw, this fully occupied retail property presents an excellent opportunity for both investors and owner-users. The building is 100% leased on a month-to-month basis, providing immediate cash flow while offering the flexibility for a future owner to occupy the space if desired.

The property features an open floor plan, two restrooms, and a spacious fenced backyard, creating a functional layout for a variety of retail, office, or service-oriented businesses.

PROPERTY HIGHLIGHTS

- 1,430 SF building
- Built in 2001
- Zoned B-1
- Located in Burgaw
- 100% occupancy

Asking Price	\$280,000
Site Size	0.14 Acres
Building Size	1,430 SF
# of Floors	1
Year Built	2001
Zoning	B-1



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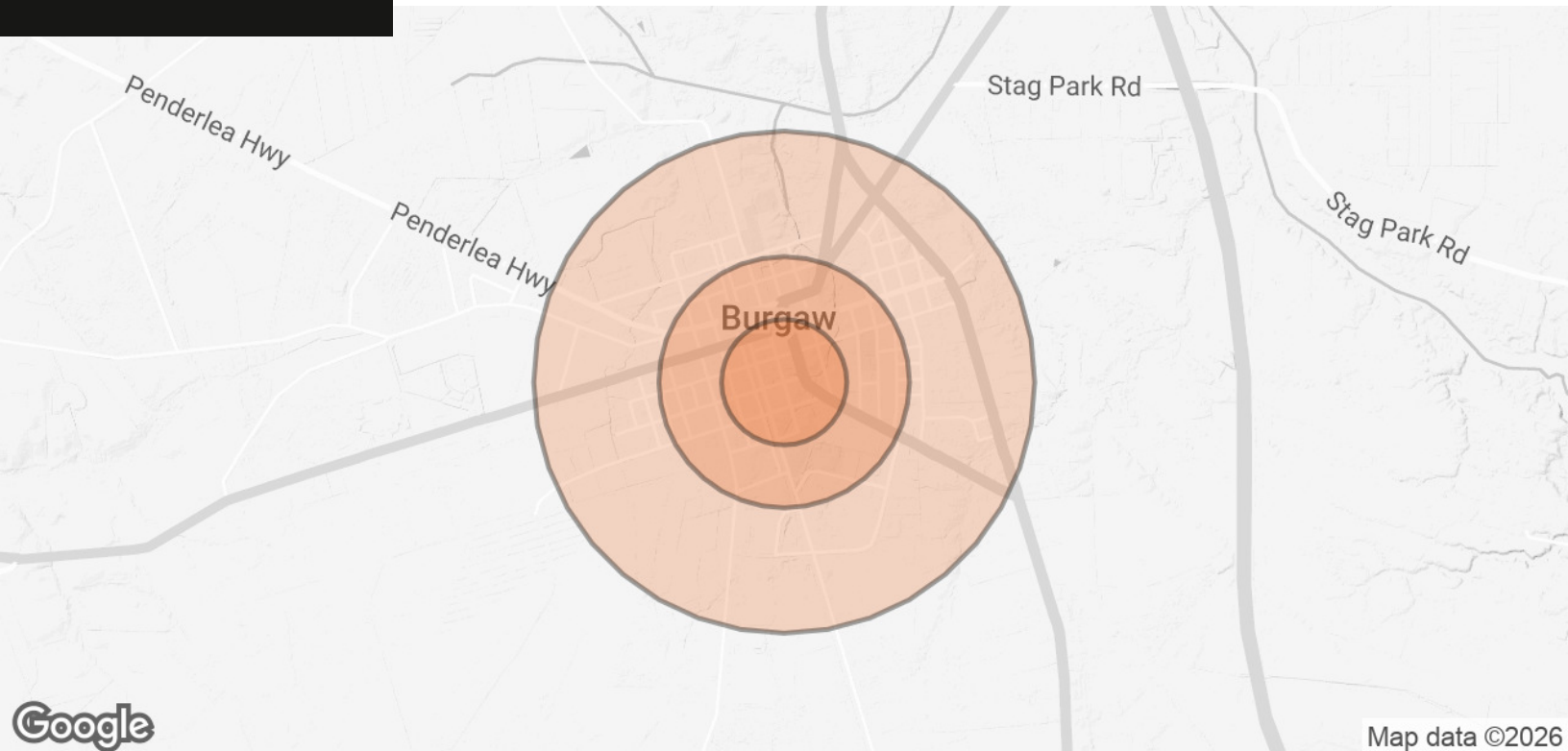




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	25	128	543
AVERAGE AGE	50.2	50	49.3
AVERAGE AGE (MALE)	48.5	48	47.2
AVERAGE AGE (FEMALE)	53.5	53.9	53.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	8	44	185
# OF PERSONS PER HH	3.1	2.9	2.9
AVERAGE HH INCOME	\$96,678	\$76,615	\$72,685
AVERAGE HOUSE VALUE	\$349,822	\$266,893	\$250,638

2023 American Community Survey (ACS)



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