

FORMER BURGER KING RESTAURANT, CURRENTLY VACANT

# 120 EAST KAPP STREET, DOBSON, NC 27017

RETAIL PROPERTY FOR SALE



FOR MORE INFORMATION

**DOUG SUTHERLAND**

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PROPERTY DETAILS | 2

<b>Sale Price</b>	<b>\$750,000</b>
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## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	B1
Lot Size	1 Acres
APN #	4996-06-27-9589
Lot Frontage	110 ft
Lot Depth	297 ft
Corner Property	Yes
Power	Yes

## LOCATION INFORMATION

Building Name	former Burger King restaurant, currently vacant
Street Address	120 East Kapp Street
City, State, Zip	Dobson, NC 27017
County	Surry
Cross-Streets	Main St
Signal Intersection	Yes

## BUILDING INFORMATION

Building Size	2,888 SF
Occupancy %	0.0%
Number of Floors	1
Year Built	1997
Gross Leasable Area	2,888 SF
Condition	Good
Free Standing	Yes
Floor Coverings	Tile

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	31

## UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	1

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PROPERTY DESCRIPTION | 3



## PROPERTY DESCRIPTION

For Sale. Call Listing Agent.

## LOCATION DESCRIPTION

Located in Downtown Dobson, NC. At corner of Main St and E Kapp St intersection (stop light). Former Burger King. Next to municipal offices, Walgreens.

## SITE DESCRIPTION

Downtown corner. Near municipal offices and retail. Former restaurant with drive-thru. See attached photos.

## EXTERIOR DESCRIPTION

Brick facing. 33 parking spaces includes 2 handicap spaces.

## INTERIOR DESCRIPTION

Traditional QSR format. Interior dining area. Extensive kitchen area, with walk-in coolers. Plus exterior seating.

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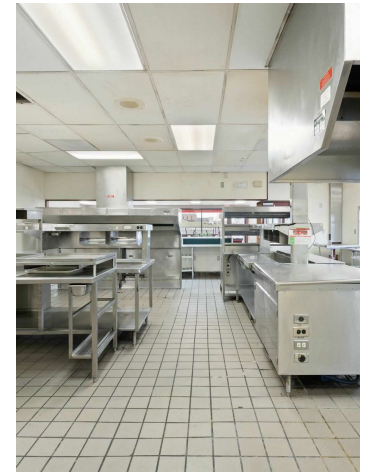
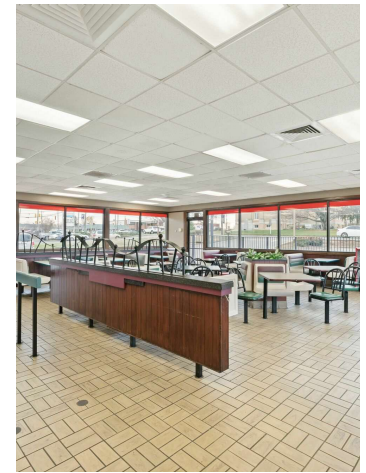
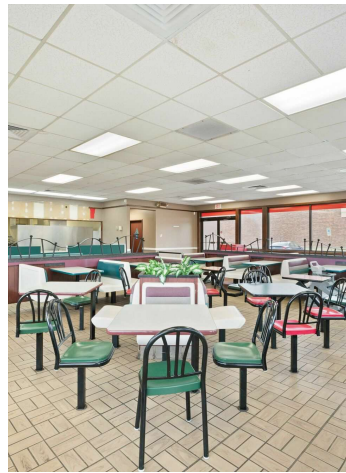
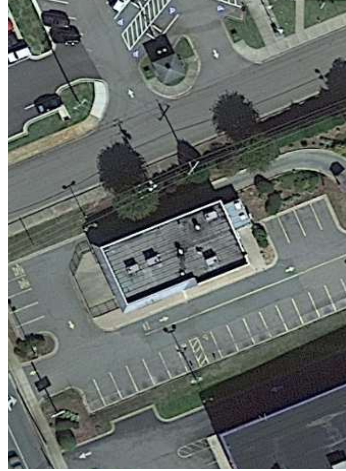
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ADDITIONAL PHOTOS | 4



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RETAILER MAP | 5



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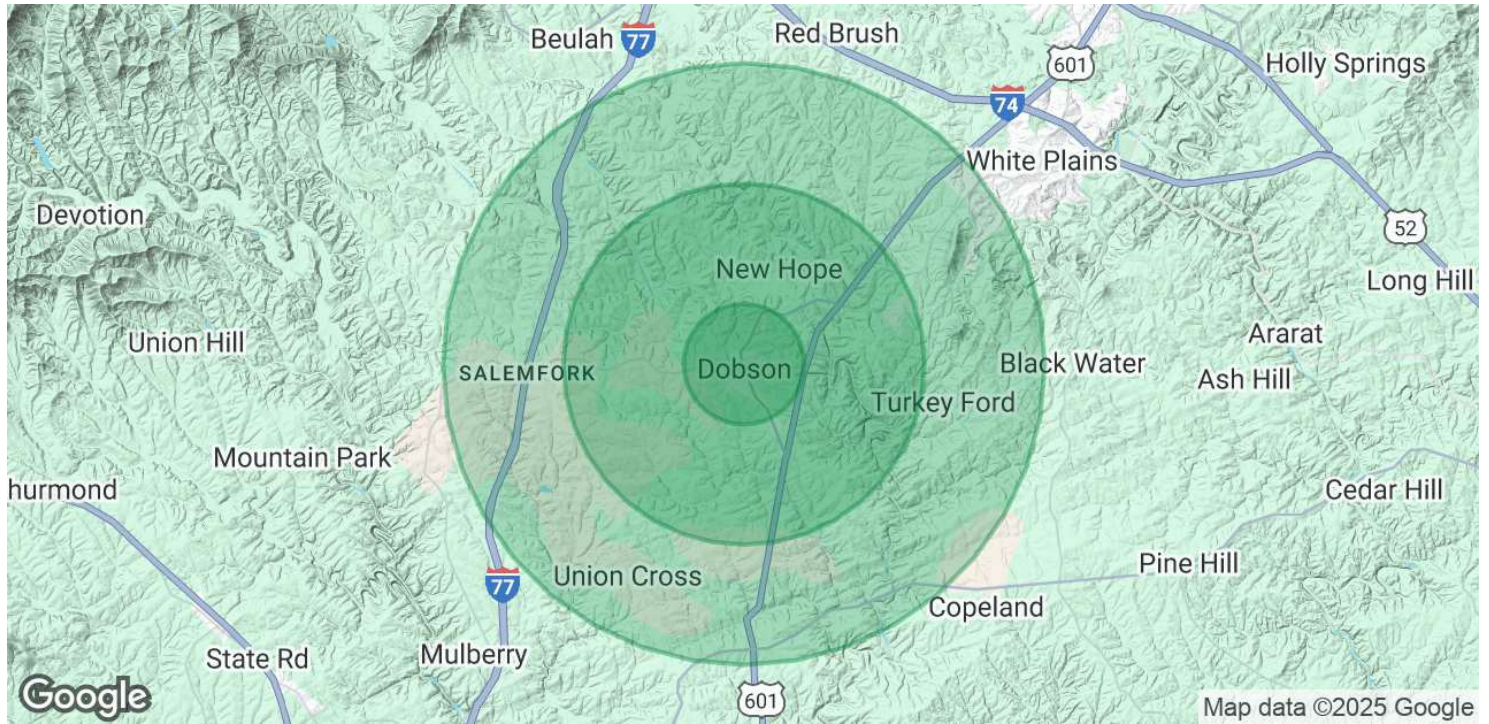
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DEMOGRAPHICS MAP & REPORT | 6



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	607	4,472	9,704
Average Age	38.2	39.2	41.4
Average Age (Male)	35.8	38.5	41.0
Average Age (Female)	39.0	39.4	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	263	1,853	4,229
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$49,801	\$57,094	\$54,544
Average House Value	\$121,741	\$126,866	\$130,547

2020 American Community Survey (ACS)

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