

Roxboro, NC 27573

715 Ridge Road

FOR SALE



OFFERING SUMMARY

Sale Price:	\$485,000
Parcel ID:	REC N 11580
Lot Size:	0.7 Acres
Building Size:	5,700 SF
Zoning:	Neighborhood Business District B-2
Price / SF:	\$85.09
Traffic Count Ridge Rd.:	2,900 VPD
Traffic Count Carver Dr.:	3,700 VPD

PROPERTY OVERVIEW

Real Estate Associates is pleased to offer for sale this +/- 5,700 SF 2nd generation restaurant located at the busy intersection of Carver Drive and Ridge Road. The restaurant location not only has a drive-up window but is also able to accommodate up to 200 people in the dining area. The high traffic intersection is close to the high school, middle school, technical college and a number of medical offices.

PROPERTY HIGHLIGHTS

- Located at busy intersection of Carver Drive and Ridge Road
- High School, Technical College, and medical office traffic all go through this intersection
- Drive-up window and dining room seating for 200 people
- Several private dining rooms and buffet line
- Entire building has been repainted inside and outside
- New flooring in kitchen and main dining room
- All equipment conveys

RON PERKINS

O: 919.287.2126

C: 919.384.5658

rperkins@realestateassoc.com



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[ADDITIONAL PHOTOS](#)



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RETAILER MAP



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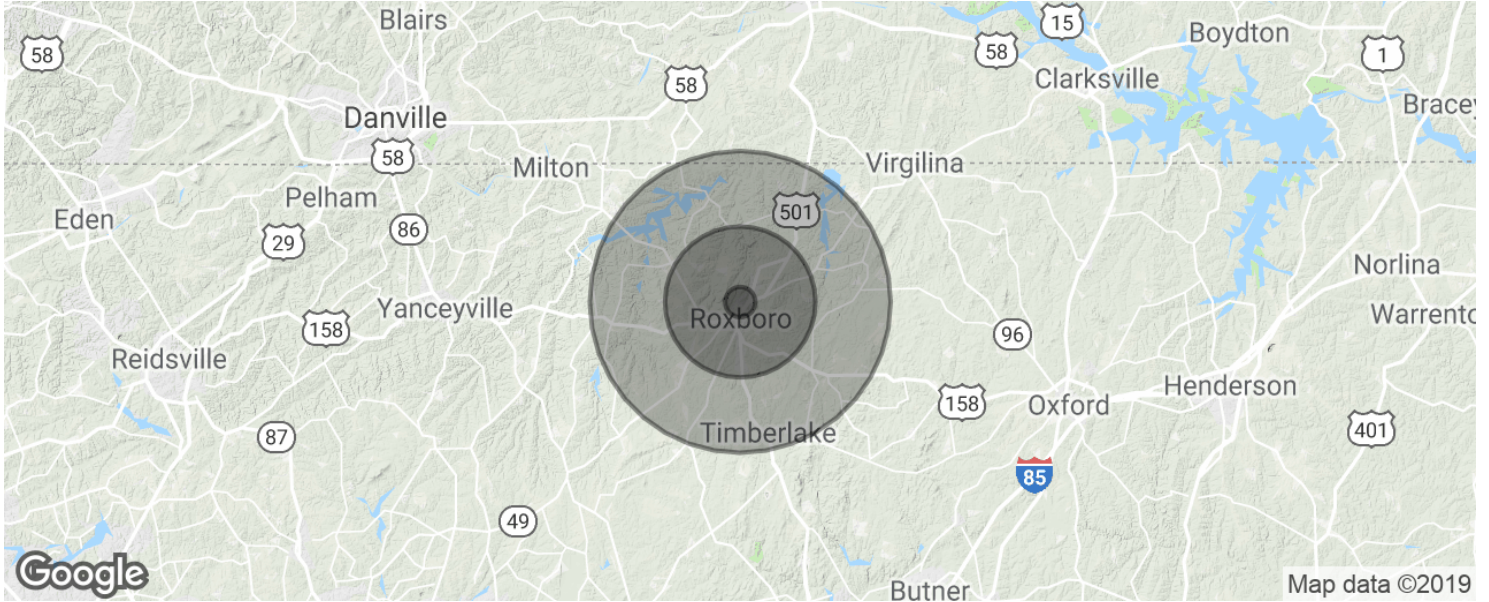
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total population	2,118	16,148	33,129
Median age	44.2	43.1	41.7
Median age (Male)	33.1	37.1	38.6
Median age (Female)	48.1	45.6	42.7

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	880	6,616	13,203
# of persons per HH	2.4	2.4	2.5
Average HH income	\$41,763	\$45,710	\$51,973
Average house value	\$128,276	\$132,172	\$142,310

* Demographic data derived from 2010 US Census

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