

FOR SALE OR GROUND LEASE

6464 CARATOKE HIGHWAY
Grandy, NC 27939



S.L. NUSBAUM
REALTY CO.



AUSTIN GLASER

Associate

O. 757.271.3160

C. 757.675.0321

aglaser@slnusbaum.com

BEN LEON

Associate

O. 757.640.2272

C. 757.469.2365

bleon@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

LIMITED NONRESIDENT COMMERCIAL REAL ESTATE BROKER

S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$495,000
Lease Rate:	\$39,500.00 per year (Ground)
Lot Size:	1.18 Acres
Price / Acre:	\$419,492
Zoning:	GB

PROPERTY OVERVIEW

The 1.18-acre site is located on the highly trafficked Caratoke Highway in Grandy, North Carolina. The site is situated on a hard corner with a signalized intersection.

PROPERTY HIGHLIGHTS

- Ideal access (with signalized light)
- Great visibility
- Situated on a hard corner
- High Traffic Count (21,000 VPD)

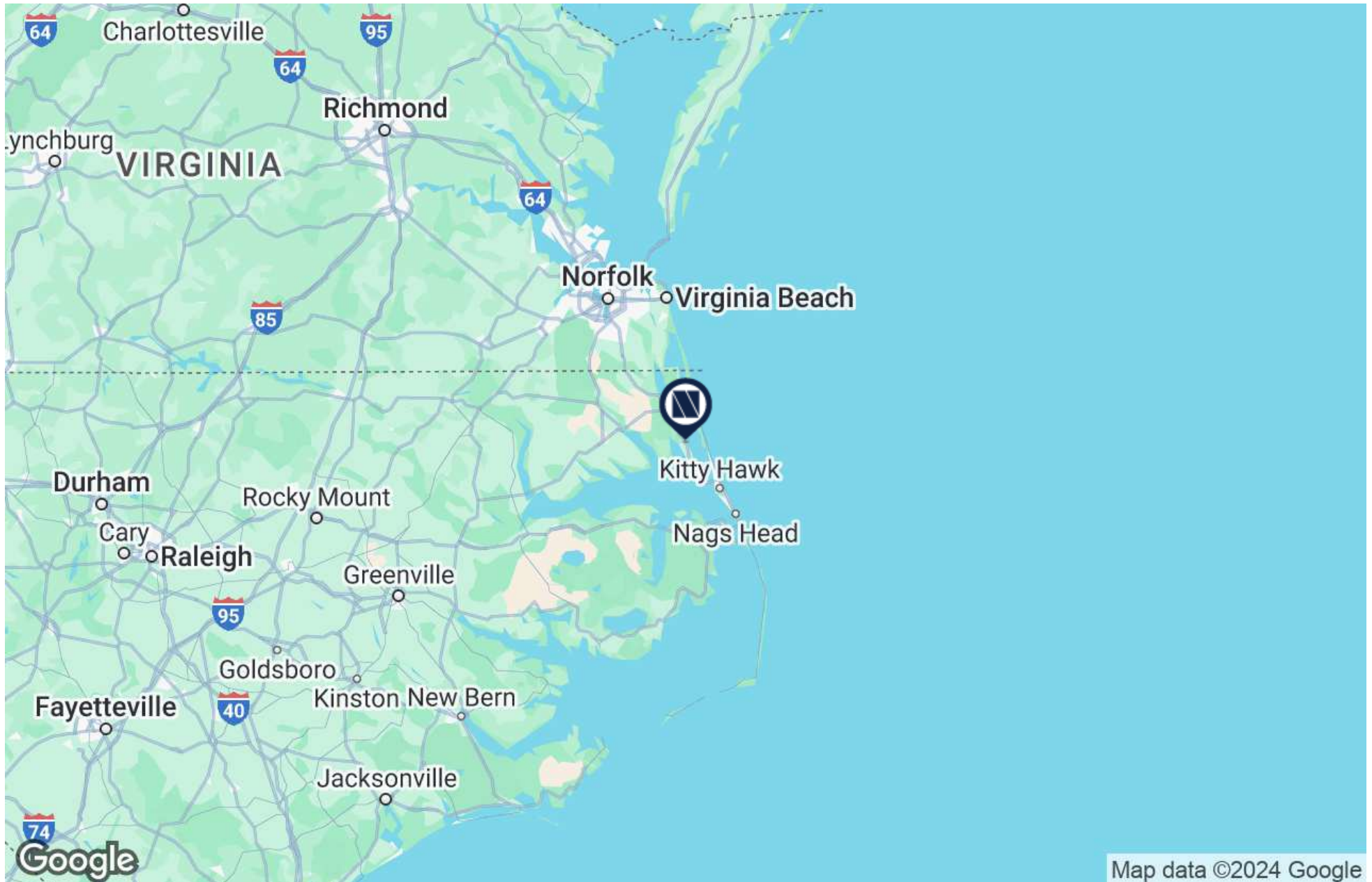
LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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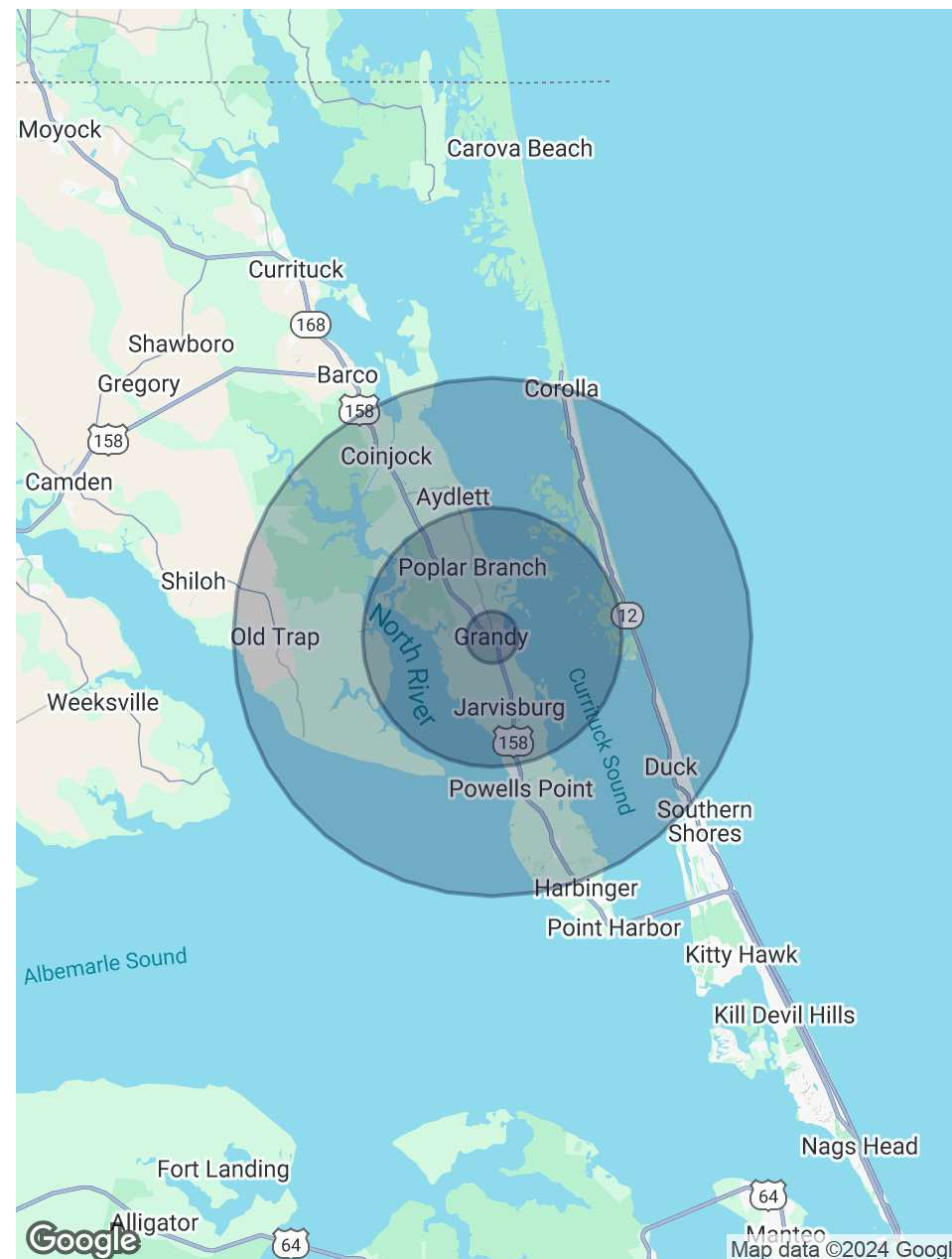


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	436	4,119	9,466
Average Age	47.8	47.1	47.5
Average Age (Male)	49.0	48.1	46.7
Average Age (Female)	48.1	47.6	48.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	232	2,491	8,598
# Of Persons Per HH	1.9	1.7	1.1
Average HH Income	\$60,083	\$51,868	\$38,261
Average House Value	\$195,988	\$224,296	\$280,410

2020 American Community Survey (ACS)



CONTACT INFORMATION

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COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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