



Property Summary

Building SF:	4,140
Lot Size:	1.31 Acres
Price:	\$450,000

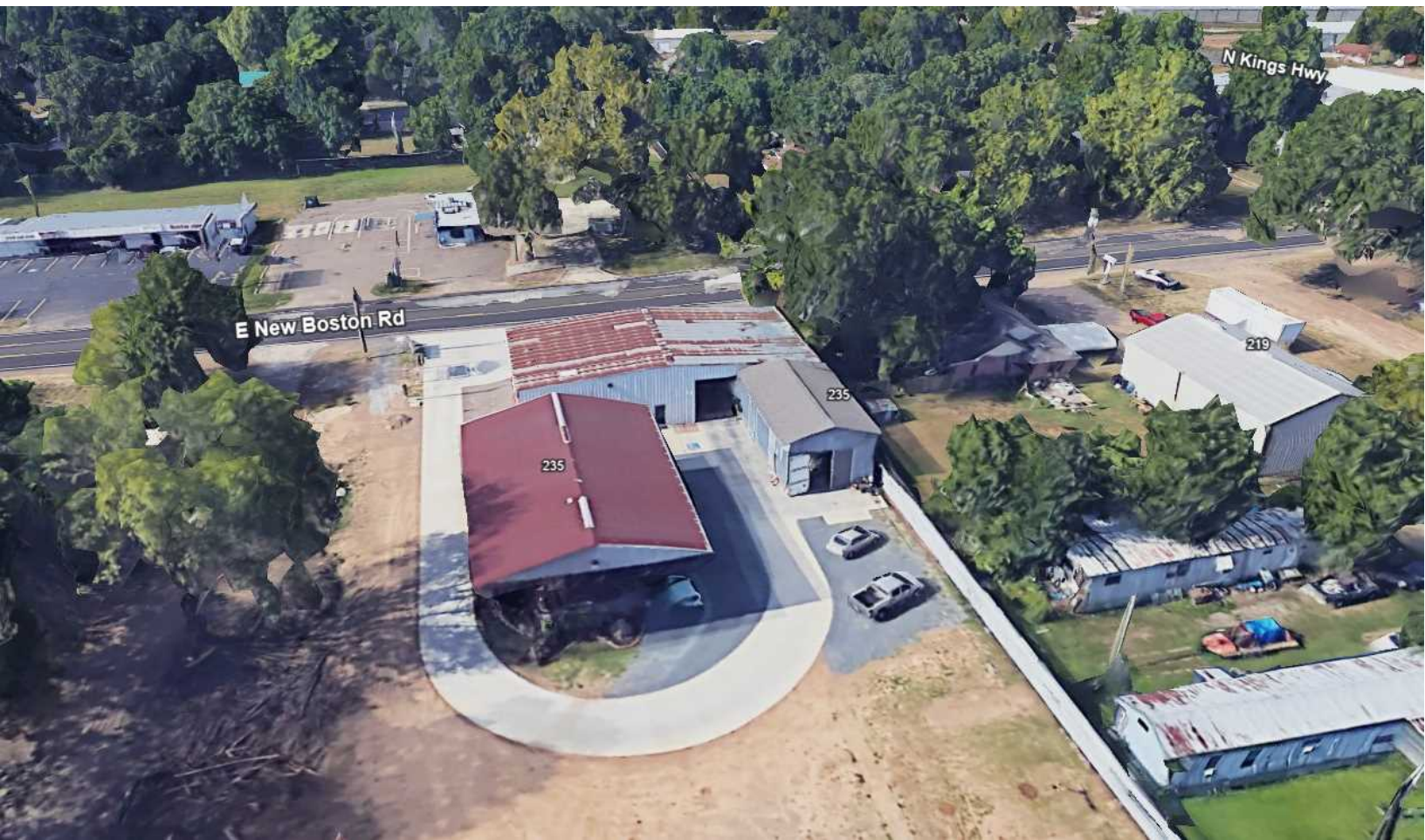
Property Overview

Commercial building and land for sale, business not included.

This versatile commercial property offers a great opportunity for retail or industrial use. The building features a roll-up door with a convenient drive-through that wraps around, enhancing accessibility as well as an area behind the building that has a covered roof perfect for storing things. Situated with excellent visibility on New Boston Road and near the intersection of North Kings Highway, this location benefits from heavy traffic and proximity to popular businesses. Interstate I-30 is located just north of this property. Don't miss this chance to secure a great spot for your next venture!

Location Overview

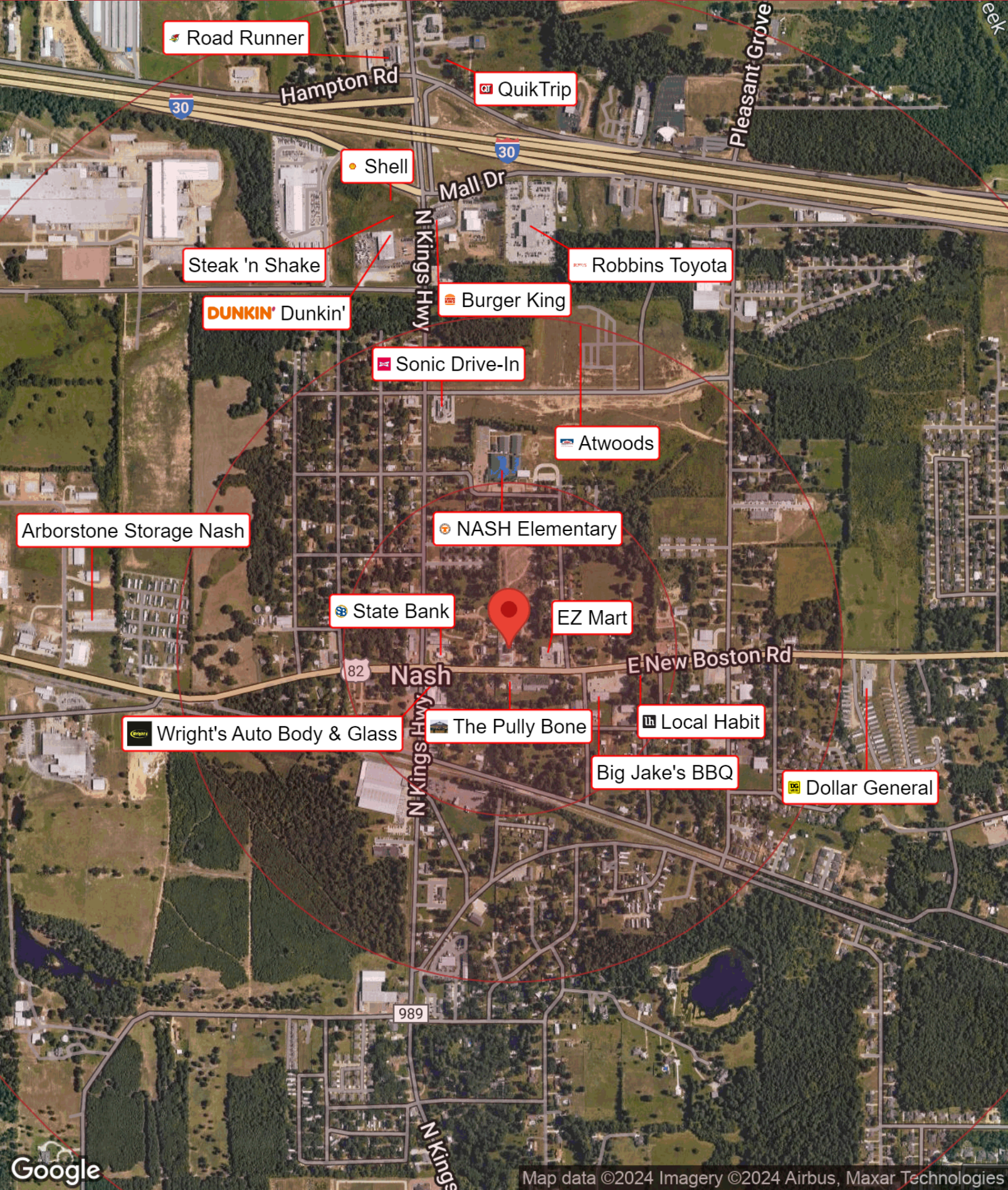
Located on East New Boston Road directly across from The Pully Bone.





New Boston Rd 82





Road Runner

QuikTrip

Shell

Steak 'n Shake

Robbins Toyota

DUNKIN' Dunkin'

Burger King

Sonic Drive-In

Atwoods

Arborstone Storage Nash

NASH Elementary

State Bank

EZ Mart

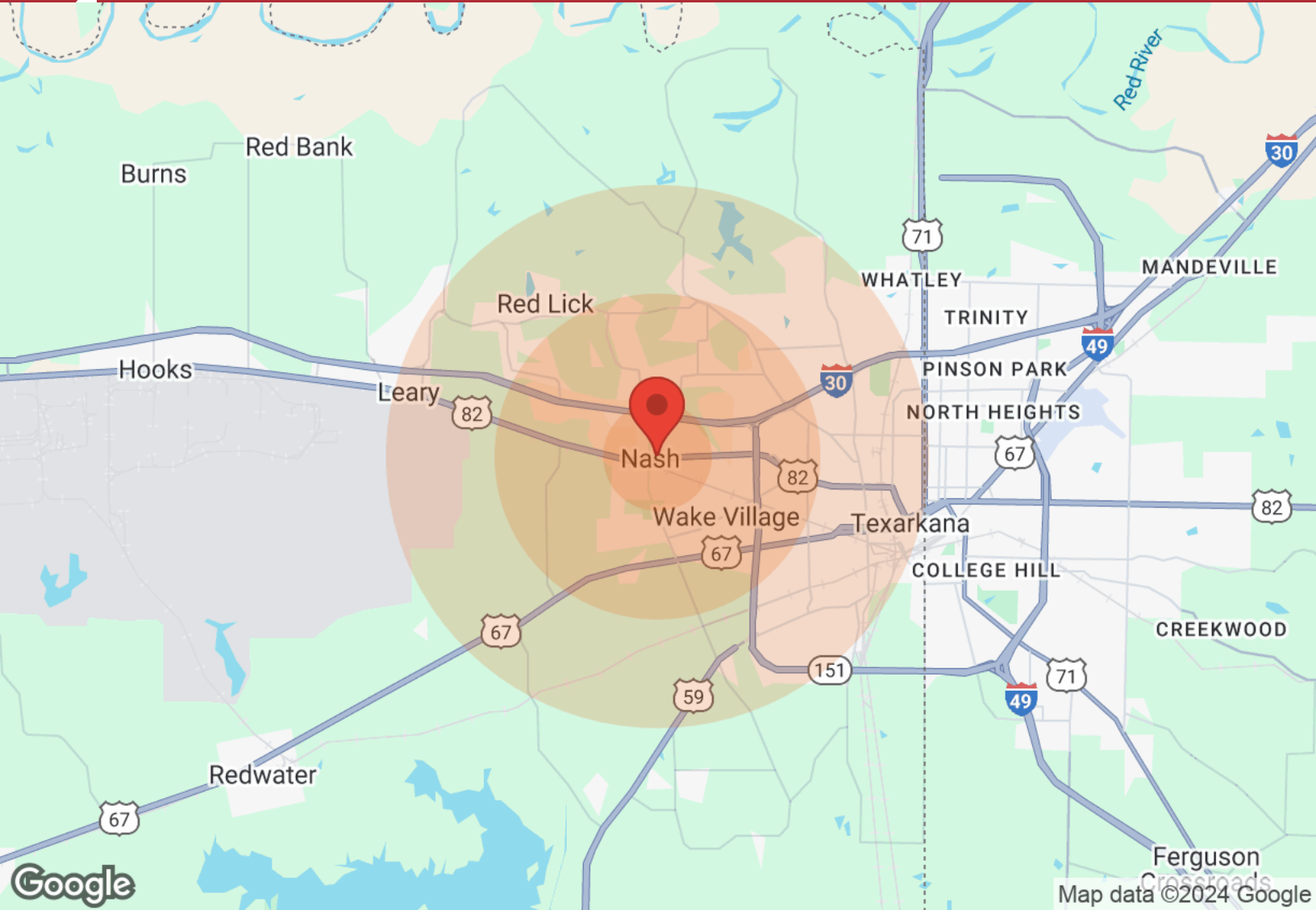
Wright's Auto Body & Glass

The Pully Bone

Local Habit

Big Jake's BBQ

Dollar General



Population	1 Mile	3 Miles	5 Miles
Male	1,594	9,435	25,716
Female	1,683	10,524	26,700
Total Population	3,277	19,959	52,416
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	682	4,365	10,858
Ages 15-24	475	2,925	7,457
Ages 25-54	1,238	7,722	20,400
Ages 55-64	388	2,237	6,088
Ages 65+	494	2,710	7,613
Race	1 Mile	3 Miles	5 Miles
White	2,468	13,651	32,356
Black	575	5,059	16,875
Am In/AK Nat	10	26	86
Hawaiian	N/A	N/A	N/A
Hispanic	247	1,358	3,760
Multi-Racial	448	2,236	5,636

Income	1 Mile	3 Miles	5 Miles
Median	\$48,186	\$49,597	\$44,114
< \$15,000	250	1,200	3,666
\$15,000-\$24,999	81	771	2,344
\$25,000-\$34,999	82	885	2,408
\$35,000-\$49,999	177	1,316	3,240
\$50,000-\$74,999	327	1,983	3,913
\$75,000-\$99,999	104	724	1,856
\$100,000-\$149,999	222	839	1,681
\$150,000-\$199,999	35	238	591
> \$200,000	19	97	373

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,267	7,863	20,485
Occupied	1,177	7,293	18,559
Owner Occupied	814	4,535	10,828
Renter Occupied	363	2,758	7,731
Vacant	90	570	1,926

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