

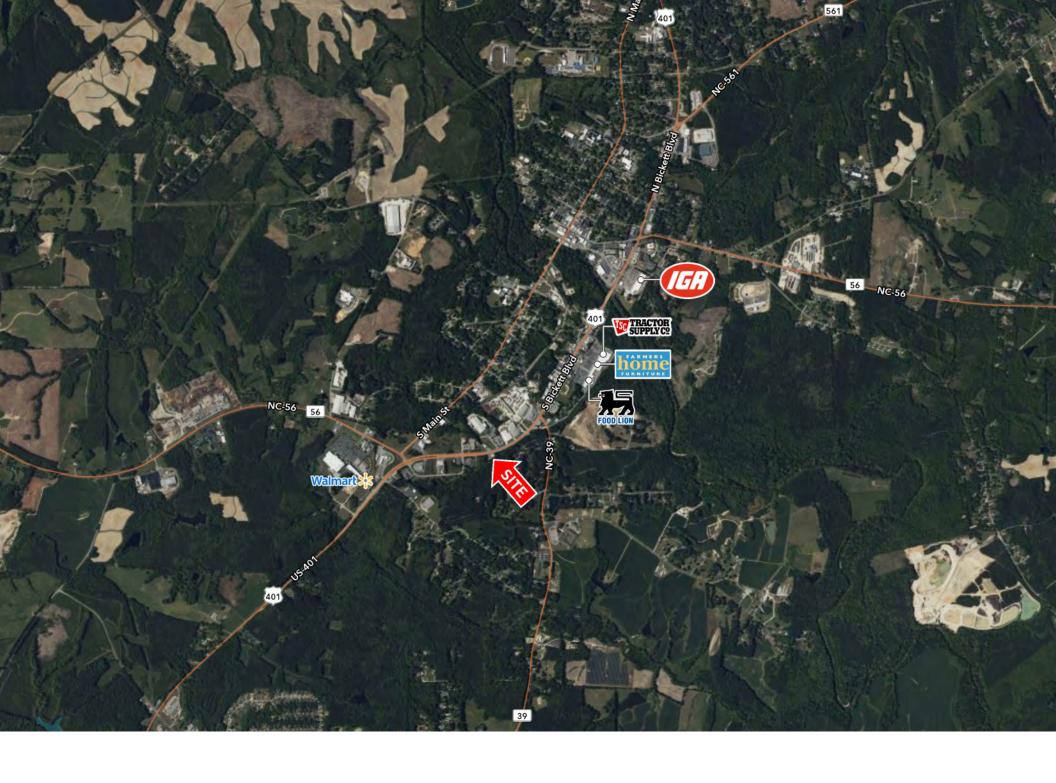
PROPERTY HIGHLIGHTS

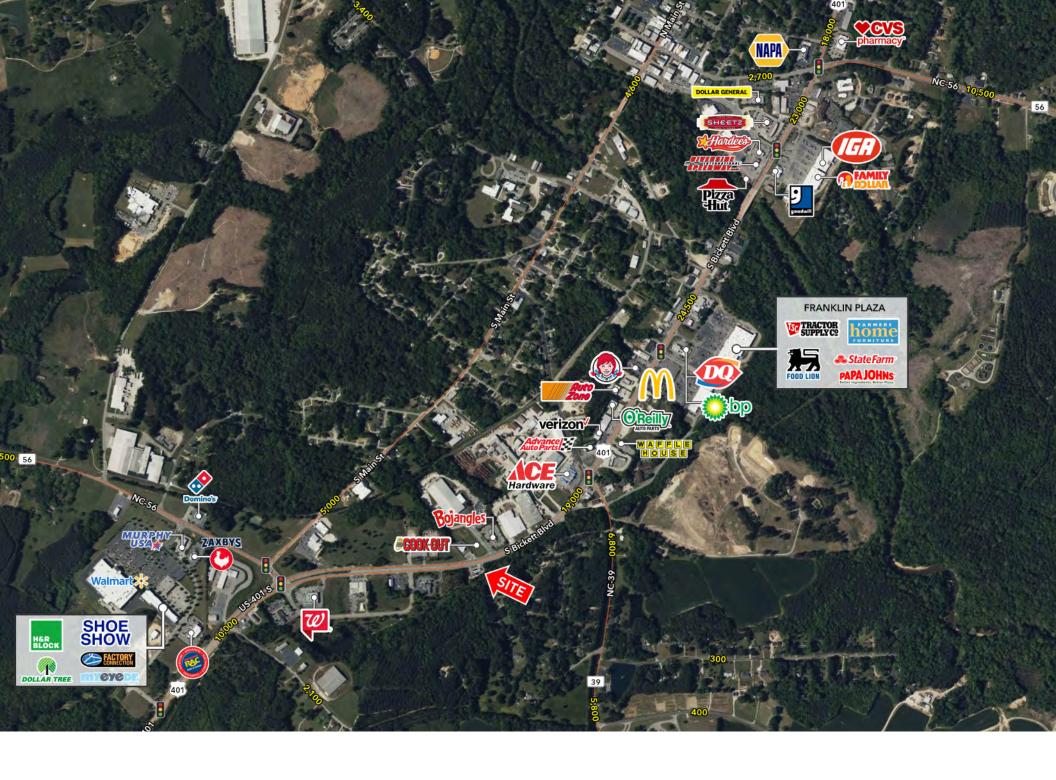
- NEW 2024 construction
- 1,482 SF 2nd Generation Restaurant Building with Drive-Thru on 1.14 AC
- Available: Now
- For pricing contact broker for details
- Access into subject is Left and Right in and Right out
- Parking: 10 designated spaces with 1 of them having handicap accessibility
- Nearby Tenants: Walmart Supercenter, Tractor Supply, Bojangles, Cook-Out, Zaxby's, McDonald's and Domino's Pizza
- Traffic Counts: S Bickett Blvd 19,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	1,452	5,928	9,755
2024 Daytime Population	2,700	9,249	11,820
\$ 2024 Average HH Income	\$72,208	\$77,280	\$82,573
2024 Households	631	2,141	3,647





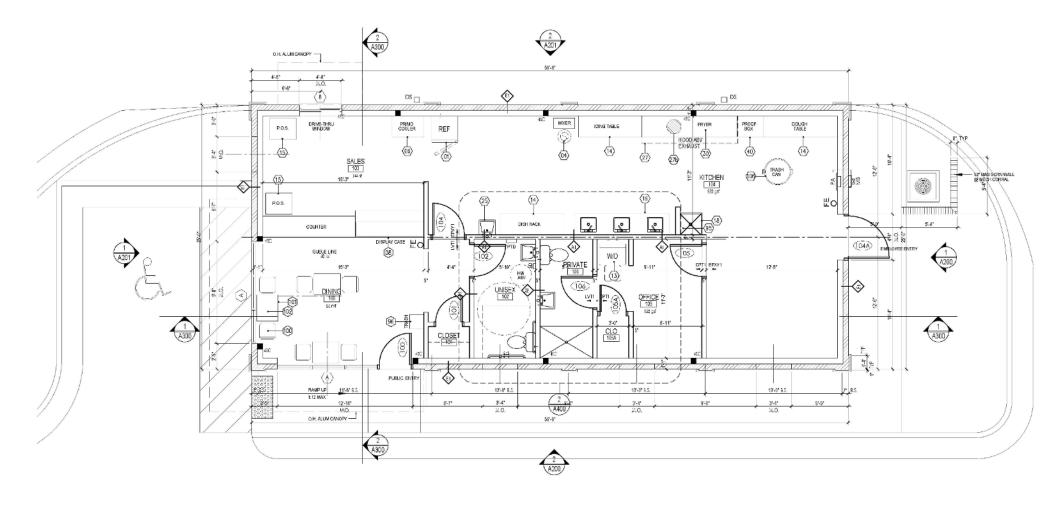




SURVEY PLAN

BICKETT BOULEVARD - US HWY 401 & NC HWY 56 - 66' B/B CURBS - 4 LANES WITH CENTER TURN LANE REMOVE EXISTING 36' DRIVEWAY CONSTRUCT NEW DRIVEWAY RETAIN EXISTING DRIVEWAY 30' B/B CURBS EXISTING 5' CONCRETE WALK [BC 102.11*]-(BC 98.94') [8C 101.12] R= 2100.00' - ARC = 210.93' - CHORD = N 77"21'48"E 210.84' EXIT ONLY [SC. 101.02] [BC 100.18] ENTER ONLY 6 ANGLED PARKING BAYS WITH CONCRETE BUMPER STOPS 1.0% [EP 99.89"] INVERTED CROWN FOR DRAINAGE 13" AISLE - ONE WAY TRAFFIC (17" AISLE - FACE/FACE OF CURBS/EP 100.34") - [BC 100.88] [EP 95.817] (ec 97,90") [EP 100.34] [BC 100.88] [EP 100.00'] [EP 100.12"] SPILL GUTTER 6' CONC WALK 5' X 6' ADA ADA RAME 8.0%→ PUBLIC EMPLOYEE/ DELIVERY ENTRY PROPOSED 25' X 56.5' BUILDING FFE = 101.00' • [BC 97.90] [EP 100,50"] [EP 100,50'] 12' DRIVE-THRU LANE 5 CAR STACKING INCLUDING SPEAKER, MENU, & WINDOW [8C 100.387 3.33.50"W 12' BYPASS LANE & LOADING (AC 99.507 14' B/B CURBS

FLOOR PLAN





TSCG°

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