

Freestanding Drive-Thru Restaurant Building in Spruce Pine, NC



Sale Price	\$950,000
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OFFERING SUMMARY

Building Size:	2,944 SF
Available SF:	2,944 SF
Lot Size:	1.87 Acres
Price / SF:	\$322.69
Year Built:	2003
Market:	Spruce Pine
Submarket:	West North Carolina
Cross Streets:	HWY 226 & Halltown Rd
APN:	0798-00-74-5569

PROPERTY HIGHLIGHTS

- Former Burger King Restaurant w/ Drive Thru in Spruce Pine, NC
- Quality Clean Kitchen, Storage Room, & Large Open Areas
- Located Across From Walmart | Well-Known Building
- Newer Equipment & All Improvements Included
- Positioned on a Corner-Angled Lot at a Key Intersection
- Functional Layout w/ Endless Opportunities | Recently Operated
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Located on the Main Thoroughfare - HWY 226

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PROPERTY DESCRIPTION

±2,944 SF recently occupied freestanding drive thru restaurant building located in Spruce Pine, North Carolina. The functional floorplan includes an up-to-date, formerly operational kitchen improvements such as a hood, range, oven, flat top, grill, several refrigerators and freezers, large open areas, separate kitchen and food preparation area, multiple restrooms, & more. The property is strategically positioned to offer excellent visibility and multiple access points, making it an ideal stop for both travelers and nearby local residents. Positioned on a corner-angled lot at a key intersection, the building offers excellent visibility and exposure along one of the region's busiest thoroughfares, bringing traffic from multiple directions.

LOCATION DESCRIPTION

Situated along the highly trafficked North Carolina Highway 226, this property offers exceptional visibility and accessibility in the heart of Spruce Pine. With its strategic positioning, it serves as a gateway to both downtown Spruce Pine and the scenic Blue Ridge Parkway, attracting consistent vehicular and foot traffic from locals and tourists alike. The site benefits from proximity to major transportation routes, including US-19E, facilitating easy access to neighboring towns such as Burnsville and Elizabethton, Tennessee. This connectivity enhances the property's appeal for businesses seeking to capitalize on regional traffic flow.



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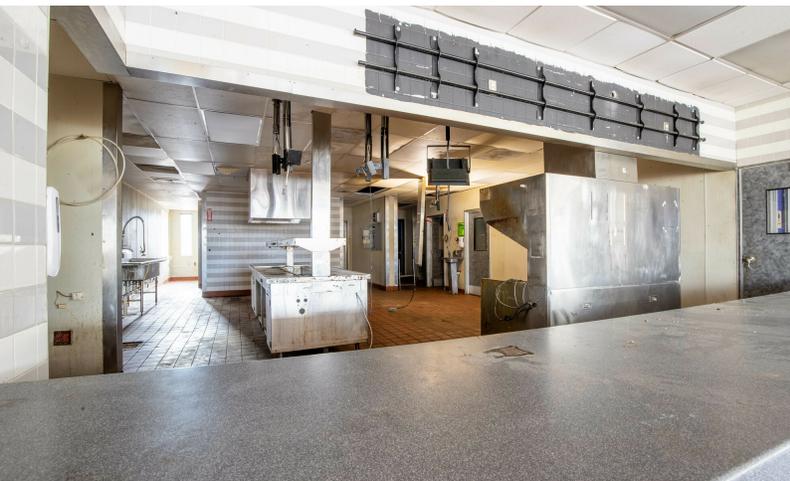
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Retail For Sale | 14109 S 226 Hwy Spruce Pine, NC 28777



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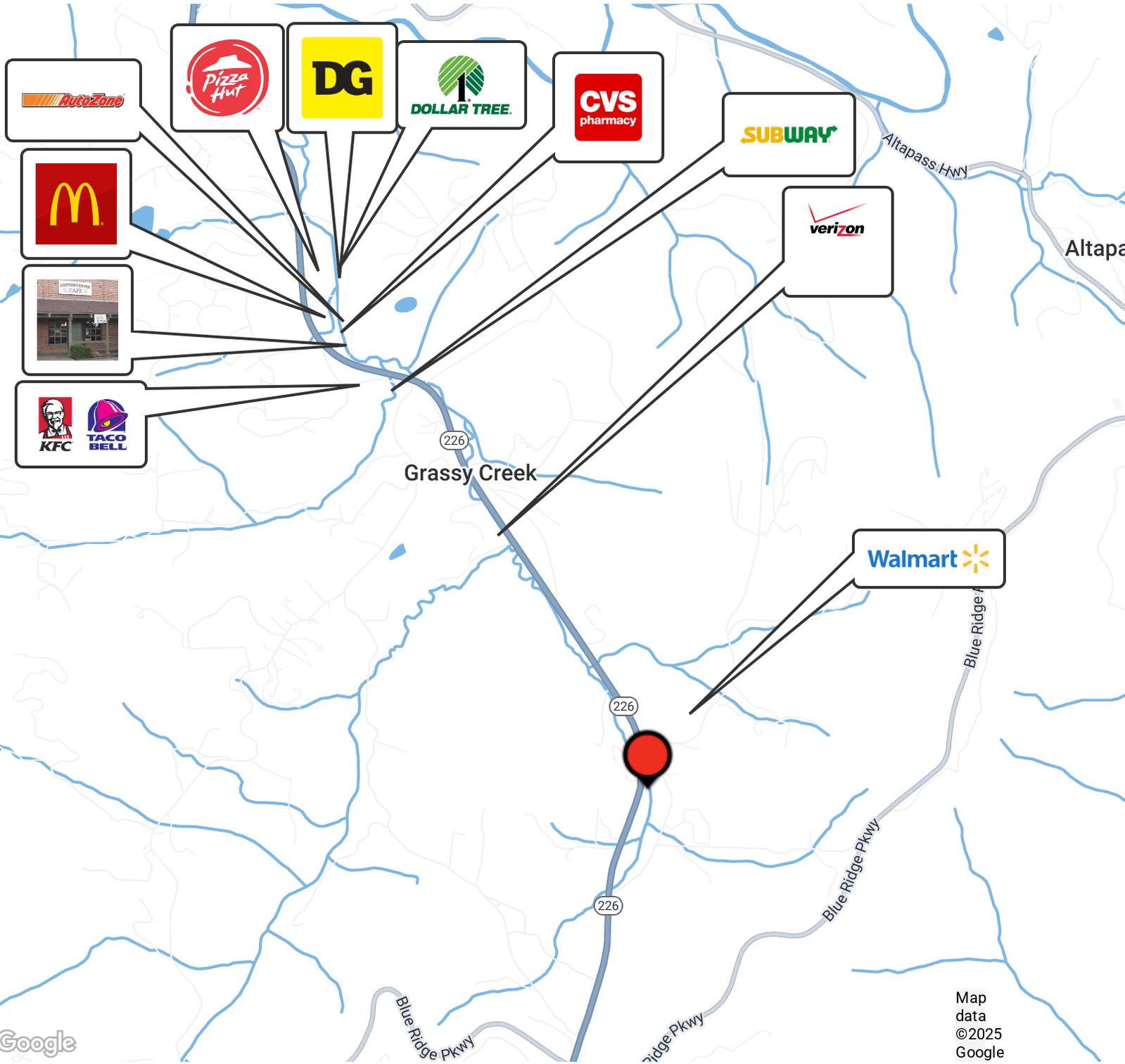
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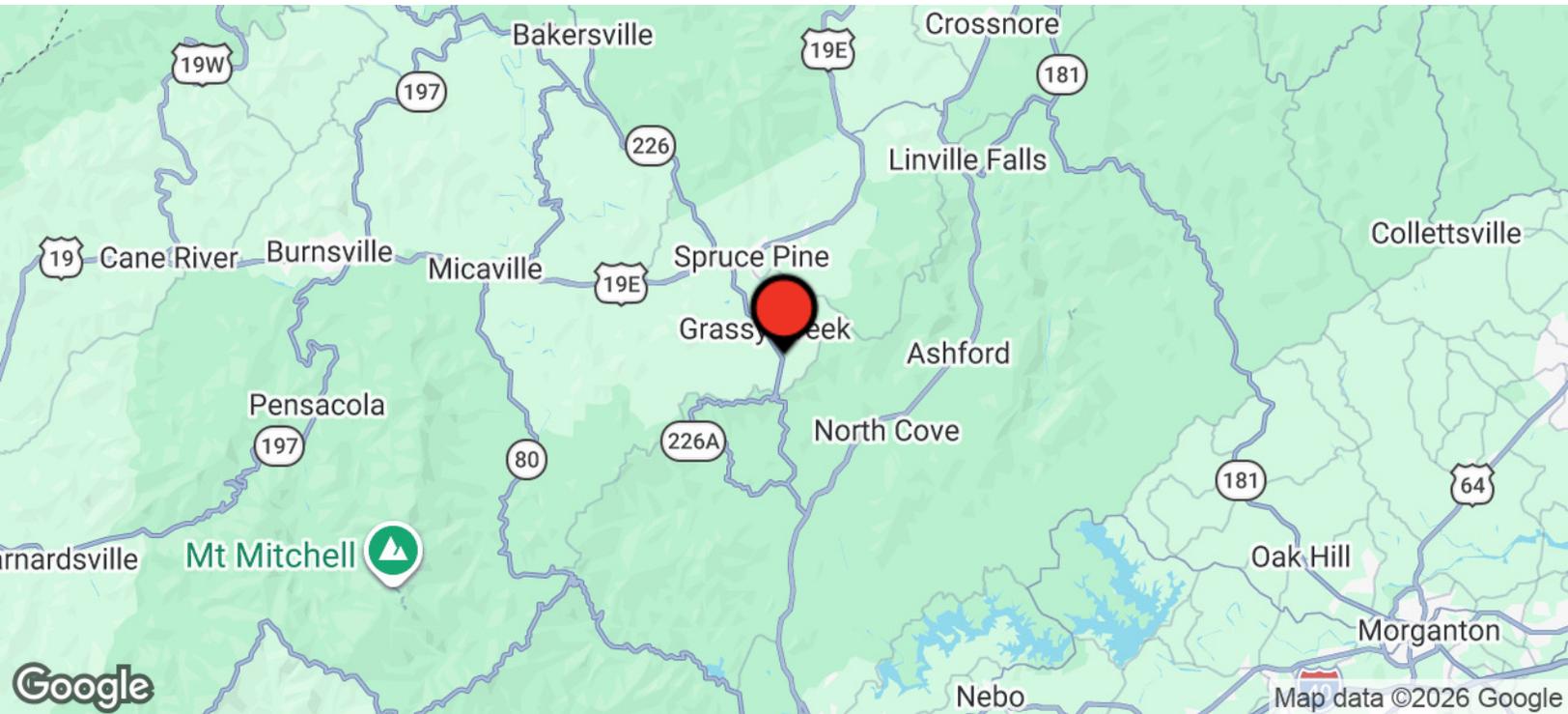
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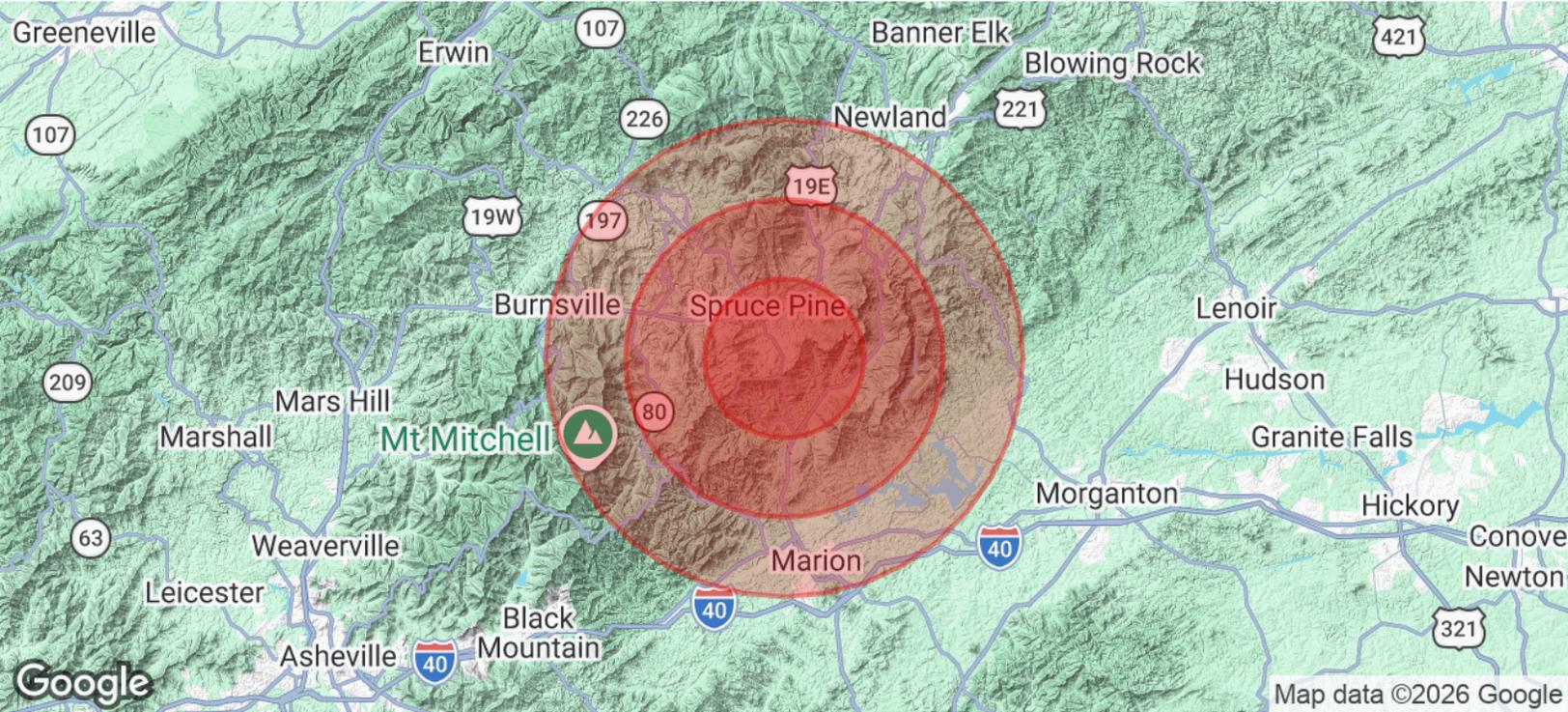
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,242	22,781	54,467
Average Age	46	45	45
Average Age (Male)	45	44	44
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,829	9,206	22,817
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$71,772	\$76,038	\$76,383
Average House Value	\$267,561	\$283,822	\$268,139

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	7.1%	6.9%	7.5%

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