

RETAIL PROPERTY FOR SALE

# 401 Monroe Street

Carthage, NC 28327



*for more information*

NEIL GRANT

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$ 495,000
<b>Lot Size:</b>	0.32 Acres
<b>Building Size:</b>	2,100 SF
<b>Zoning:</b>	B-2

## property description

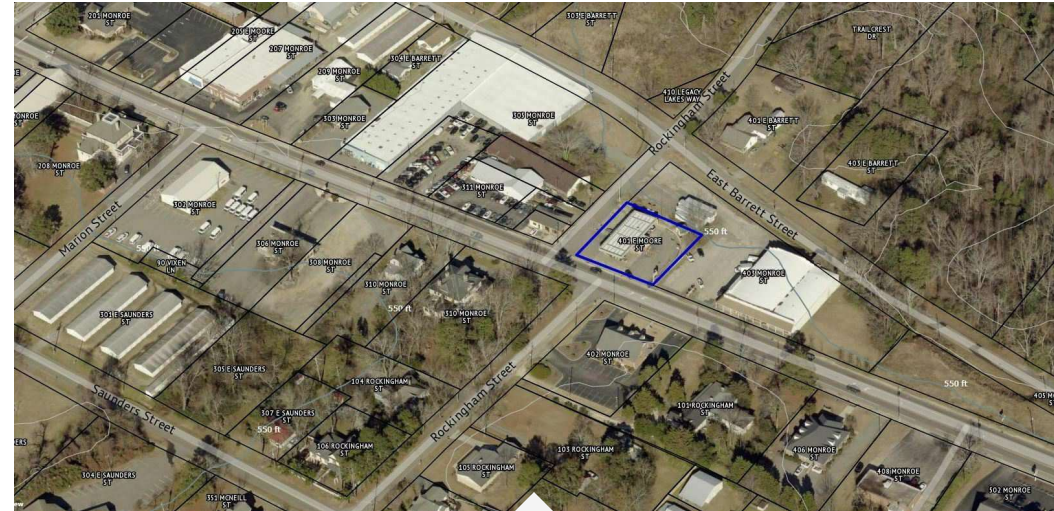
This standalone fuel station occupies a highly visible corner parcel in downtown Carthage, with direct access from Monroe Street, Rockingham Street, and the extended Rockingham connector to Barrett Street. The site includes an approximately 1,000 SF retail structure positioned on a central island, surrounded by a total of 7 operational fuel pumps (4 front, 3 rear), including 2 diesel pumps and a kerosene unit. Proposed upgrades offer buyers the option to expand to 8 double-sided pumps, allowing for increased throughput and broader service capacity. High-clearance canopies on both sides are designed to accommodate commercial vehicles, enhancing accessibility for truck traffic. The site layout allows for efficient ingress and egress, with prominent street frontage on all sides, creating an ideal setup for steady fuel sales and ancillary revenue through convenience offerings.

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Free Standing Building
APN	857819608241
Building Size	2,100 SF
Lot Size	0.32 Acres

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- Corner lot with three-sided street access
- 1,000 SF retail space on central island
- Existing gas, diesel, and kerosene pumps
- Potential to expand to 8 double-sided pumps
- High canopies ideal for truck clearance
- Listed at \$495,000

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ADDITIONAL PHOTOS



for more information

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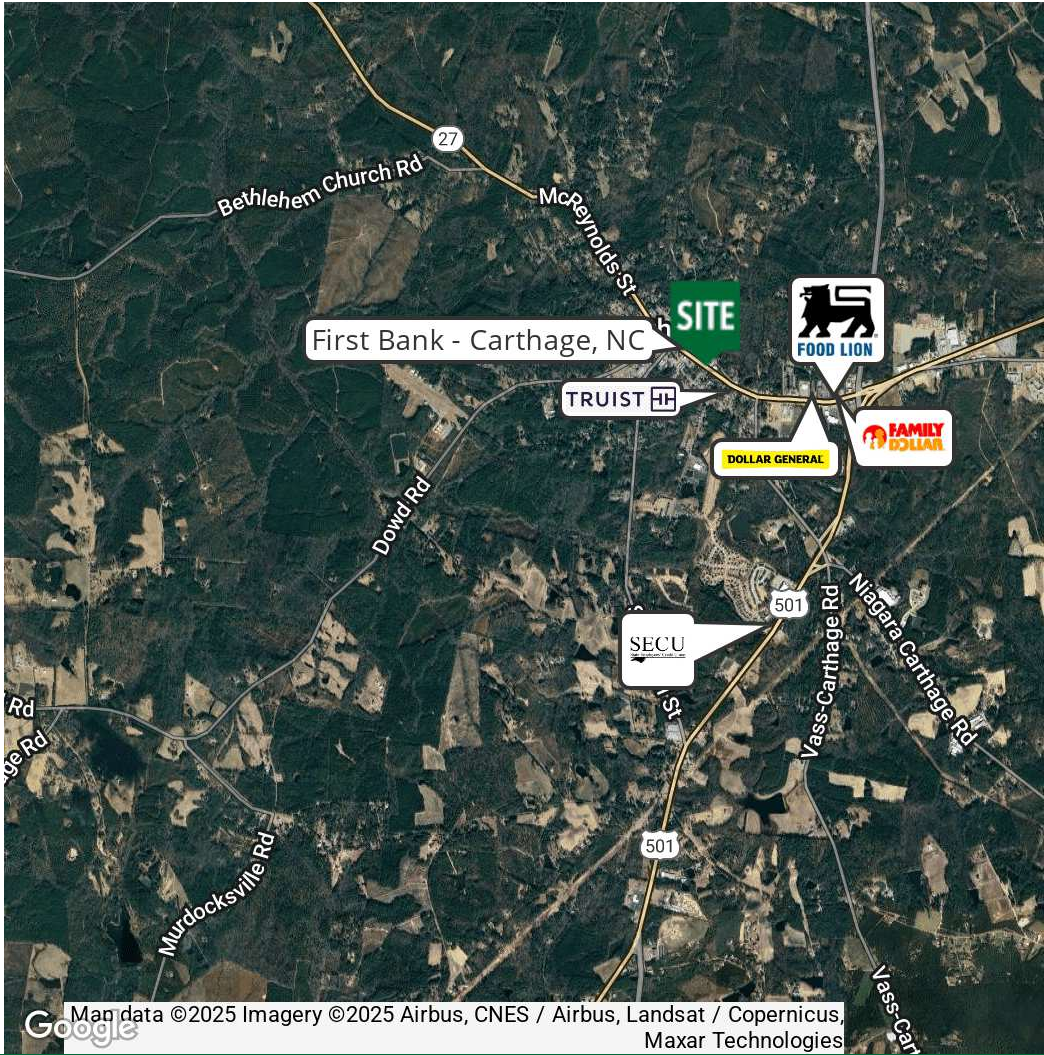
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,389	3,762	7,353
Average Age	45	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	560	1,483	2,867
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,954	\$81,026	\$86,354
Average House Value	\$213,142	\$231,107	\$254,592

Demographics data derived from AlphaMap

HEADER 1	HEADER 2	HEADER 3	HEADER 4
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