



# CRAFT BREWERY FACILITY FOR SALE

## BrickTree Brewing

414 East Water Street, Lincolnton, NC 28092.

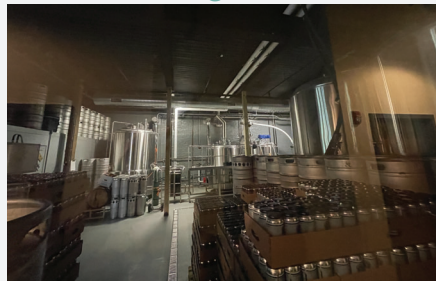
- Repurposed Vintage Textile Mill
- 12,000 square feet
- 15 year lease / 13 years remaining NNN Lease
- 120 year old building
- Completely renovated in 2020
- Listed National Register of Historic Places



Tower



Brewing Area



Bier Garden



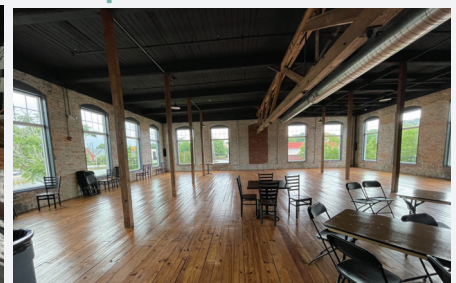
Tap Room



Tap Room



Upstairs Event Venue



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# DEMOGRAPHICS

**414 E Water St  
Lincolnton, NC 28092**

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2022)	4,733	18,173	32,842
Projected Population (2027)	4,862	18,792	33,623
Census Population (2020)	4,608	17,562	31,621
Census Population (2010)	4,645	16,929	30,904
Projected Annual Growth (2022-2027)	129 0.5%	619 0.7%	781 0.5%
Historical Annual Growth (2020-2022)	124 1.3%	611 1.7%	1,221 1.9%
Historical Annual Growth (2010-2020)	-37 -	633 0.4%	717 0.2%
Estimated Population Density (2022)	1,507 psm	643 psm	418 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Household Income (2022)</b>			
Estimated Average Household Income	\$49,471	\$58,281	\$63,075
Estimated Median Household Income	\$47,758	\$46,294	\$51,021
HH Income Under \$10,000	287 13.3%	658 8.8%	998 7.5%
HH Income \$10,000 to \$34,999	714 33.0%	2,385 31.9%	3,794 28.6%
HH Income \$35,000 to \$49,999	193 8.9%	1,021 13.7%	1,786 13.5%
HH Income \$50,000 to \$74,999	416 19.2%	1,385 18.5%	2,647 20.0%
HH Income \$75,000 to \$99,999	352 16.3%	921 12.3%	1,770 13.4%
HH Income \$100,000 to \$149,999	140 6.5%	707 9.5%	1,436 10.8%
HH Income \$150,000 or More	59 2.7%	401 5.4%	820 6.2%

