



COMMERCIAL



## **2nd Generation Restaurant STANDALONE BUILDING**

**1420 E Broad Street, Fuquay-Varina, NC**

Own the Ultimate Sports Bar & Entertainment Hub in the Heart of the Triangle, this is a rare opportunity to acquire a fully equipped, high-capacity venue in a booming market.





# CENTURY 21 COMMERCIAL.

## KEY SELLING POINTS



### Turnkey 2nd-Gen Restaurant & Retail

- **Ready for Service:** Skip the 2-year build-out. This 2nd-generation space includes a professional kitchen, private dining rooms for events, and a massive 27-TV sports bar setup.
- **Unrivaled Capacity:** Over 10,000 sq. ft. of indoor space plus a heated year-round patio—perfect for large crowds and community events.
- **Main Street Advantage:** Benefit from the town's Downtown Development Program, which drives heavy foot traffic and supports local business growth through the NC Main Street initiative.
- **Medical Conversion Potential:** With its standalone structure and high parking ratio, the site is also an ideal candidate for a premier medical health complex or urgent care facility.
- **Traffic:** Significant daily counts on E. Broad St (Hwy 401).
- **Turnkey:** Mention that the sale is "inclusive of FF&E," meaning a new owner could potentially open for business almost immediately after closing.



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# CENTURY 21 COMMERCIAL.

SALES PRICE \$4,500,000.00



Sales Price \$4.5 Million

- SQ FT: 11,879 SQ FT  
Retail/Office/Flex on 1.82+/-  
Acres
- Standalone Building with own  
Parking Lot
- In the heart of Fuquay-Varina
- Zoned GC & Downtown  
core overlay district

Great location for Restaurants or  
Medical Offices

- Proximity to Highway 401
- Inclusive of FF&E conveys with  
purchase



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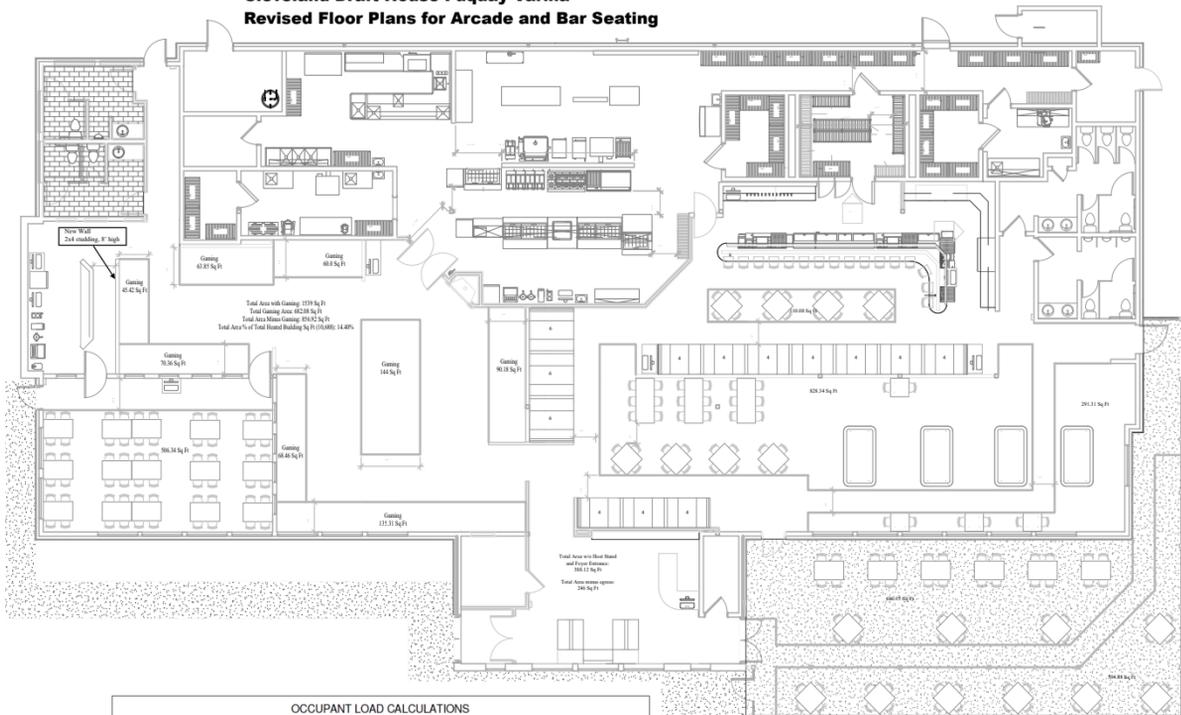
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## FLOOR PLAN

**Cleveland Draft House Fuquay-Varina  
Revised Floor Plans for Arcade and Bar Seating**



OCCUPANT LOAD CALCULATIONS				
OCCUPANCY TYPE	KEY NAME	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
A-2	KITCHEN / SERVICE	2,855	200 GROSS	15
A-2	STORAGE	793	300 GROSS	3
A-2	BAR SEATING	109 SF	7 NET	16
A-2	UNCONCENTRATED SEATING AREA	2927.1	15 NET	195
A-2	BOOTH SEATING	---	24" BOOTH PER OCCUPANT	58
A-2	ENTRY	246 SF	5 NET	50
A-3	Arcade Gaming Area	856.92 SF	11 NET	78
TOTAL OCCUPANT LOAD: 415 OCCUPANTS				



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## FF&E INCLUSIVE WITH SALE OF PROPERTY:

- Hobart dish machine and hot water booster
- Dishpit tables, sinks, shelving
- Exhaust hoods w/fans
- Walk-in food cooler
- Walk-in beer cooler
- Walk-in catering refrigerator
- Walk-in freezer
- 5 40/lb fryers
- 1 Double stack gas convection ovens
- 1 Double stack electric convection ovens
- 1 60" Southbend two oven w/8 burners
- 1 24" chargrill
- 1 48" flattop grill
- 1 48" cheese melter
- 2 Upright refrigerators
- 2 Upright freezer
- 1 72" chef base cooler
- 2 72" megatop coolers
- 2 60" megatop cooler
- 1 48" worktop freezer
- 1 (9) 1/3 pan Hotwell
- 1 4/3 Hotwell
- Wire shelving (cold storage, walk-in's, storage closets)
- 1 10' service station w/ sink
- 2 8' service station w/sink
- 2 Ice machines
- pots, pans, sheet pans
- dishes
- silverware
- smallwares
- 1 gas tilt skillet
- 1 36" chargrill
- 1 200lb smoker
- 6 prep tables
- 4 prep tables with sinks
- 6 hand sinks
- 2 ice wells
- 2 72" backbar coolers
- 1 72" bottle cooler
- 1 60" bottle cooler
- 2 36" mug coolers
- 26 60" Samsung TV's
- Networking racks
- Battery Backups
- Control4 automation equipment
- Audio equipment (amps, speakers, etc.)
- All equipment in networking closet
- Booths
- Tables
- Chairs
- Host stand
- 4 9' Pool tables w/ balls and cues
- patio tables and chairs
- Private dining room tables and chairs
- 2 80" Samsung TV's
- 1 podium stand
- 1 8' drawer cabinet
- lighting fixtures
- 1 Large Hobart mixer with bowl and attachments
- 1 Tabletop mixer w/ bowl and attachments
- 1 20 tap beer dispenser
- 1 30 tap beer dispenser
- 1 Beer line chiller



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# CENTURY 21 COMMERCIAL.

## GC & HCO ZONING & UDO INFORMATION

### Town of Fuquay-Varina Jurisdiction

1420 E Broad Street, is in the zoning districts of both General Commercial (GC) & Highway Corridor Overlay (HCO) district.

The **GC Zoning District** is intended for a mix of nonresidential development of convenience services, retail, office, institutional, regional retail shopping, employment centers, and service uses.

Permitted Use Table, [pages 78-89](#) of Land Development Ordinance, shows both uses that are allowed and not allowed. Most are commercial in nature and can be found in the Nonresidential Uses categories, found on [pages 82-85](#).

The **HCO Zoning District** is intended to encourage and enhance vibrant commercial corridors immediately adjacent to significant highways throughout town while protecting the transportation capacity of these roadways through controlled access points.

The HCO has specific prohibited uses. The list of Prohibited Uses are on [pages 68-69](#) of the LDO.

### Town Contact Information:

Rachel Mann [rmann@fuquay-varina.org](mailto:rmann@fuquay-varina.org)

# CENTURY 21 COMMERCIAL.

## ABOUT FUQUAY-VARINA



**Fuquay-Varina is one of North Carolina's fastest growing communities that is well positioned for investment, growth and development. Strategically located nearby world-famous Research Triangle Park, Raleigh, Durham and Chapel Hill, Fuquay-Varina is a prime location for businesses that are looking to locate or expand, offering companies access to a skilled, qualified and diverse talented workforce; affordable, flexible, and attractive real estate options; strategic access via a multi-modal transportation network; and excellent education options.**

Fuquay-Varina boasts of existing industry base, the corporate headquarters of Fidelity Bank, Bob Barker Company, Southbend, Apex Instruments and InServe Corporation are all located in this community as well as major manufacturing facilities for John Deere Turf Care and TE Connectivity.



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# CENTURY 21 COMMERCIAL

## DEMOGRAPHICS

### Demographics

	1 mile	3 miles
Population	5,327	46,826
Households	2,005	16,916
Median Age	40.70	39.80
Median HH Income	\$84,502	\$89,523
Daytime Employees	4,778	11,339
Population Growth '24 - '29	▲ 11.43%	▲ 10.84%
Household Growth '24 - '29	▲ 11.47%	▲ 10.82%

### Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Sunset Lake Rd	E Broad St S	16,363	2025	0.10 mi
Sunset Lake Road	E Broad St N	17,056	2025	0.18 mi
Sunset Lake Road	E Broad St S	20,500	2021	0.18 mi
East Broad Street	Sunset Lake Rd E	11,341	2025	0.25 mi
Northeast Judd Parkway	E Broad St S	17,000	2023	0.26 mi
E Broad St	Sunset Lake Rd E	11,602	2024	0.28 mi
North Main Street	-	39,580	2025	0.34 mi
North Main Street	North Main Street SW	34,500	2023	0.34 mi
US 401/NC 42-55	Hampton Sq W	33,500	2020	0.35 mi
Northeast Judd Parkway	-	17,455	2022	0.35 mi

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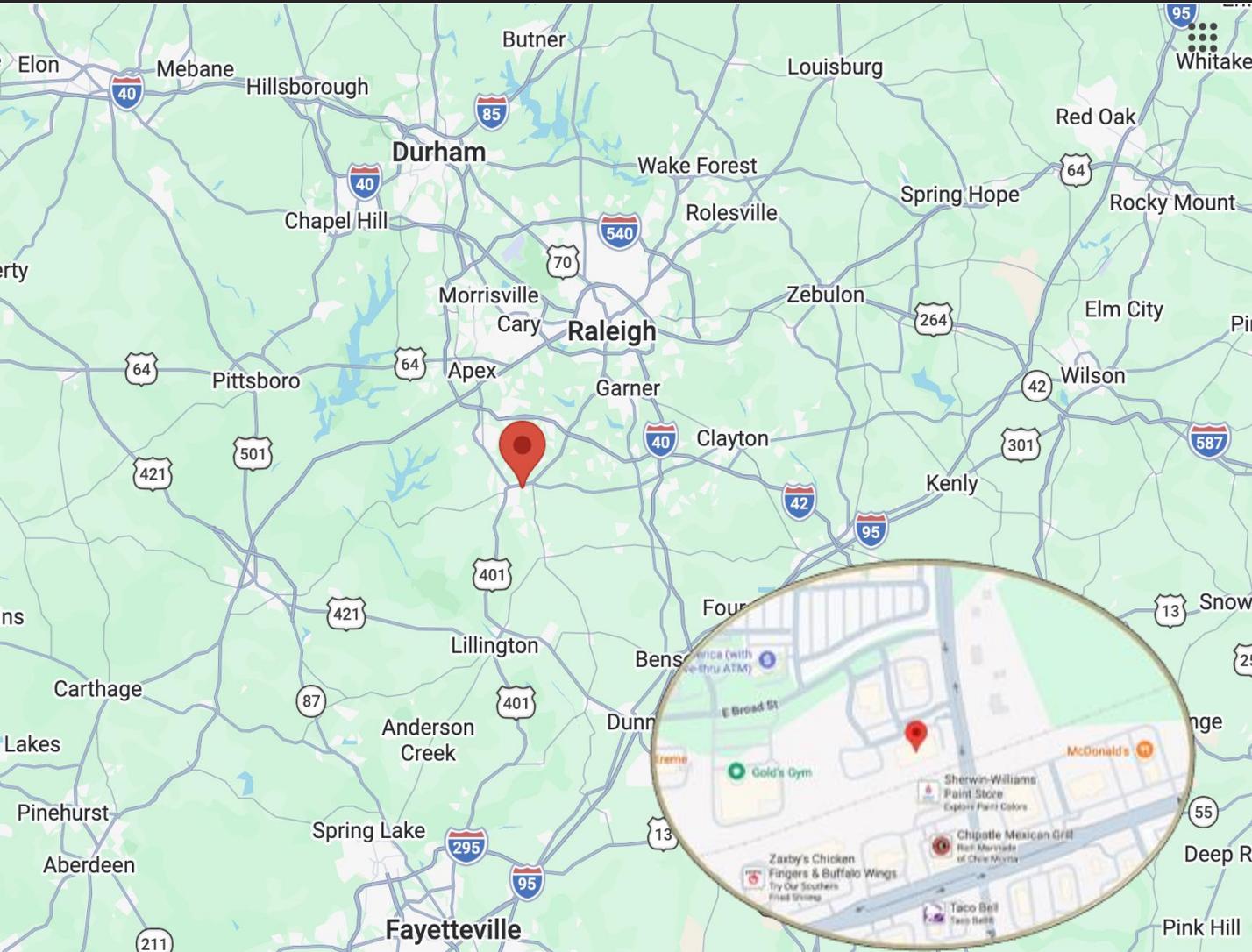
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# CENTURY 21 COMMERCIAL.

## LOCATION



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## NC DISCLOSURE:

### NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

### SELLERS

#### Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

**Duties to Seller:** The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

**Services and Compensation:** To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.



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For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

**Dual Agent:** You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the seller and another agent represent the buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

### BUYERS

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

### Buyer's Agent

**Duties to Buyer:** If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

**Unwritten Agreements:** To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

**Services and Compensation:** Whether you have a written agreement or unwritten agreement, a buyer's agent will perform a number of services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

**Dual Agent:** You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

### Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide with any "materials facts" (such as a leaky roof) about properties.

But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Furthermore, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you in writing if they are seller's agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.

Seller's agents are compensated by the sellers.



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