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INTERNATIONAL REALTY



FOR SALE

OFFERING MEMORANDUM
BUSINESS + REAL ESTATE



Currituck Trading Post

3581 Caratoke Hwy, Maple, NC 27956





A rare opportunity to own a completely renovated, income-producing waterfront property on the main route to North Carolina's Outer Banks. Currituck Trading Post and Marina is a vibrant, lifestyle-driven business that includes a marina, bar, restaurant, café, food truck, paddle/kayak rentals, and event venue —all on an irreplaceable waterfront parcel with direct sound access.





Feature	Description
Waterfront Access	Only spot on Route 168 with direct Currituck Sound frontage; includes private boat ramp
Multiple Income Streams	Marina, café, bar, food truck, produce market, paddle/kayak rentals, events
Remodeled Facility	Completely rebuilt from frame up: new electrical, plumbing, kitchen, raised floors
Events & Entertainment	Outdoor stage, dock extension in progress, live bands on weekends
Customer Base	Popular with both Outer Banks travelers and local residents
Ready to Expand	New 75' dock and full kitchen buildout underway
Tourist Corridor	Unmatched location visibility on Route 168—millions drive by annually en route to OBX
Included Equipment	Food truck, paddleboards, kayaks, furnishings, full FF&E
Scenic Atmosphere	Dog park, picnic area, beer garden feel with waterfront seating



This is the only commercial marina + entertainment venue directly accessible from Route 168, the primary highway feeding the Outer Banks from Virginia. With rapid population and tourism growth in Currituck County, the Trading Post and Marina is well-positioned to become a landmark destination.

- Unique real estate: Hard-to-find commercial waterfront
- Turnkey and income-producing
- No SBA buyers; proof of funds required
- Recent upgrades reduce future capital expenses
- Motivated seller—retirement-driven sale



Overview:

Gross Revenue: \$1,200,000

Net Operating Income (NOI): \$340,000

Building Size: ±10,000 SF

Year Built: 1972 (Extensively Renovated)

FF&E Value: \$599,999 (Included)

Real Estate Taxes: available upon request

Location: Maple, NC | Currituck County |
Directly on Route 168

Lot Size: Approx. 1+ acre with direct Currituck
Sound frontage

Current Use: Marina, Café, Bar, Food Truck,
Retail, Entertainment, Rentals

Zoning: Retail / Mixed-use (Confirm with
county)

Parking: Ample on-site + boat trailer parking

ABC Permit: Active (required)





Transition & Support

The seller is open to supporting a seamless transition, including introductions to vendors, staff, and community partners. Terms negotiable based on buyer timeline.

Buyer Requirements

- Interested parties must submit:
- Signed NDA
- Proof of Funds
- Written Inquiry (no calls to the business directly)



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