

Waterfront Cafe & Bar

3581 Caratoke Hwy, Maple,
NC 27956



FOR SALE

Commercial Real Estate

Asking Price:

\$3,600,000

Atlantic | Sotheby's
INTERNATIONAL REALTY

**BUSINESS
MEMORANDUM**

Listed By:

Jessica Hayes, REALTOR® | (757) 620-9959

Pooya Mohit, REALTOR® | (757) 724-1547



EXECUTIVE SUMMARY:

Strategically positioned along NC-168, the sole mainland gateway to the Outer Banks, Currituck Trading Post – Waterfront Café & Bar is a vibrant, turn-key waterfront destination benefiting from exceptional visibility and sustained traffic flow. Average daily vehicle counts exceed **15,000** during the off-season and surge beyond **50,000** on peak summer weekends, capturing a powerful mix of tourists, commuters, and local patrons. Complementing the drive-by exposure, the property also attracts a growing base of boat-in traffic via transient dockage, expanding its reach both on land and on the water.

The operation blends a fully built-out café, ABC-permitted bar, grab-and-go market, and small-craft marina with seasonal activations including live music, kayak and SUP rentals, and signature waterfront events. Rebuilt entirely back to the studs in 2022, all systems, interiors, and waterfront infrastructure were modernized, positioning the asset as a low-maintenance, contemporary operation with immediate operational continuity.

Evolving beyond a traditional food and beverage concept, Currituck Trading Post has become a recognizable lifestyle hub within the corridor. “Float Your Boat” Sundays are quickly emerging as a marquee on-the-water social experience, driving repeat visitation, brand loyalty, and scalable seasonal revenue. The result is a well-established, experience-driven waterfront business with diversified income streams, strong seasonal upside, and enduring appeal in one of coastal North Carolina’s most heavily traveled corridors.

PROPERTY DETAILS:

- **Address:** 3581 Caratoke Hwy, Maple, NC 27956
- **Asking Price:** \$3,600,000 (includes real estate, operating business, FF&E, and inventory)
- **Building Size:** ±3,125 SF total climate-controlled interior:
 - ±2,510 SF main café & bar building
 - ±616 SF newly constructed, fully climate-controlled commercial kitchen building

In addition, the property features ±7,500 SF of covered and open-air service decks supporting waterfront dining, events, and live-music activations.

- **Land Area:** 1.09 acres with ±150 FT of bulk-headed shoreline on Coinjock Bay
- **Year Built / Renovation:** 1972 original | Complete back-to-studs rebuild 2022

INVESTMENT HIGHLIGHTS:

- **Traffic Magnet Corridor:** NC-168 is the sole mainland route funneling Outer Banks vacation traffic; NCDOT counts show off-season AADT ≈15,000 vpd and summer peak-weekend volumes >50,000 vpd, capturing both tourists and commuters.
- **Multiple Revenue Streams:** Café, ABC-permitted bar, grab-and-go market, kayak/SUP rentals, live-music events, and transient boat slips drive year-round and seasonal cash flow.
- **Turn-Key Asset:** Sale includes full commercial kitchen, walk-in beer cooler, deli equipment, POS network, food-truck, FF&E, and inventory; all new or refurbished in 2022.
- **Demographic Momentum:** Five-mile trade area population projected to grow 26% by 2029 with median HH income ~\$76K.

- **Expansion Ready:** GB zoning allows additional uses (bait & tackle, package store, ice-cream stand, etc.); ample land & dock frontage to add covered pavilion or fuel service (subject to approvals).

INFRASTRUCTURE & AMENITIES

Waterfront Improvements:

- New vinyl bulkhead & rip-rap (2022)
- 75-FT floating dock with shore-power pedestals (Phase 1 complete)
- Private concrete boat ramp

Retail Hall & Café:

- Approx. 14-FT interior ceiling heights with roll-up glass bay doors opening directly to the waterfront
- Walk-in 10 x 16 beer cooler
- Brand-new deli and prep line featuring Alto-Shaam combi-oven, cold wells, and commercial refrigeration

Commercial Kitchen (New Construction)

- Purpose-built, fully climate-controlled commercial kitchen completed
- Designed for high-volume, quality-driven food service with efficient back-of-house flow
- Walk-up service window providing direct guest access and enhanced throughput for waterfront and event-driven demand
- Fully operational at time of offering; detailed equipment specifications and plans available upon request

Indoor / Outdoor Bar:

- 18-tap draft system with ABC on- and off-premises permits
- Covered deck seating for ±90 guests under string-light ambiance

Food-Truck Pad:

- Full utility stub-outs (water, power, grease-trap tie-in)
- Custom 24-FT food truck (2022) conveys with sale

Ancillary Features:

- Picnic lawn & fire-pit
- Fenced dog-park area
- Kayak/SUP rental racks & POS kiosk

OPERATIONS & PERFORMANCE

- **Staffing:** Two bartenders and two cooks efficiently manage daily operations.
- **Customer Base:** Primarily locals, with large spikes from Morris Farm concerts and high-season Outer Banks traffic.
- **Events & Community:** Venue hosts popular gatherings such as Floatopia, contributing to robust food-and-beverage sales.
- **Data & Records:** Detailed financials and POS reports (three years + YTD) are organized for due-diligence review, reflecting consistent cashflow growth.

FINANCIAL SNAPSHOT

Currituck Trading Post – Waterfront Café & Bar benefits from diversified revenue streams anchored by high-volume bar operations and supported by food service across multiple service areas.

- **Gross Sales (2025):** ±\$831,775
- **Net Sales (2025):** ±\$821,870 (after discounts and refunds)
- **Transaction Volume:** Over 100,000 individual items sold in 2025, reflecting strong guest throughput, seasonal peaks, and event-driven demand

Financial information reflects calendar year 2025 operations and is provided for summary purposes only. Detailed financial statements and supporting documentation are available to qualified buyers upon request.

VALUE-ADD & EXPANSION OPPORTUNITIES

- **Add Marina Fuel Service:** Install above-ground gasoline tank & pump to capture boating traffic.
- **Increase Dock Slips:** County permits expansion up to 250 linear feet of docking (subject to CAMA approval).
- **Event Venue Rentals:** Monetize the waterfront lawn & deck for weddings and corporate retreats.
- **E-Commerce / Merchandising:** Launch branded apparel and local product lines leveraging strong tourist footfall.
- **Package ABC License:** Apply for mixed-beverage & retail package permits to further boost margins

STRATEGIC GROWTH & PORTFOLIO EXPANSION OPPORTUNITY

Currituck Trading Post – Waterfront Café & Bar may be acquired individually or in combination with The Golf Club & Grill at Eagle Creek as part of a broader lifestyle and hospitality platform. Details regarding a potential bundled acquisition are available upon request.





Pooya Mohit, REALTOR® | 757.724.1547
pooya.mohit@atlanticsir.com

Jessica Hayes, REALTOR® | 757.620.9959
jessica.haynes@atlanticsir.com