



1429 US HIGHWAY 421 BUSINESS, WILKSBORO, NC 28697

## RETAIL PROPERTY FOR SALE OR LEASE

### OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$22.50 SF/yr (NNN)
Available SF:	2,667 SF
Lot Size:	1.00 Acres
Building Size:	2,667 SF

OFFERED AT

**\$1,250,000**



# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors: a meticulously maintained 2,267 SF building located in the thriving Wilkesboro area. Built in 1980 and thoughtfully renovated in 2023, this restaurant property boasts three hood systems, walk-in cooler/freezer along with a prime location, offering high visibility and accessibility for customers. With its spacious layout this versatile space presents a compelling canvas for retail ventures seeking to establish or expand their presence in this dynamic market. This second-generation restaurant space is ready for a new operator and is available for sale or lease.

## LOCATION DESCRIPTION

Situated in the heart of Wilkesboro, this vibrant location offers a prime opportunity for retail investors or tenants. The area is known for its inviting community atmosphere with a range of national and local retailers, restaurants, and entertainment venues, attracting a steady flow of visitors and residents alike. Notable nearby attractions include the Wilkes Heritage Museum, the iconic Lowe's Companies, Inc. headquarters, and the picturesque W. Kerr Scott Dam and Reservoir, providing a charming backdrop for businesses. With its dynamic surroundings and strong commercial activity, the property holds significant potential for those seeking a thriving retail presence in Wilkesboro.



Appalachian Commercial Real Estate | 149 Jefferson Rd, Boone, NC 28607 | [appalachiancre.com](http://appalachiancre.com)

JAMES MILNER

828.379.8750



President & Owner

# ADDITIONAL PHOTOS

1429 US HIGHWAY 421 BUSINESS, WILKSBORO, NC 28697



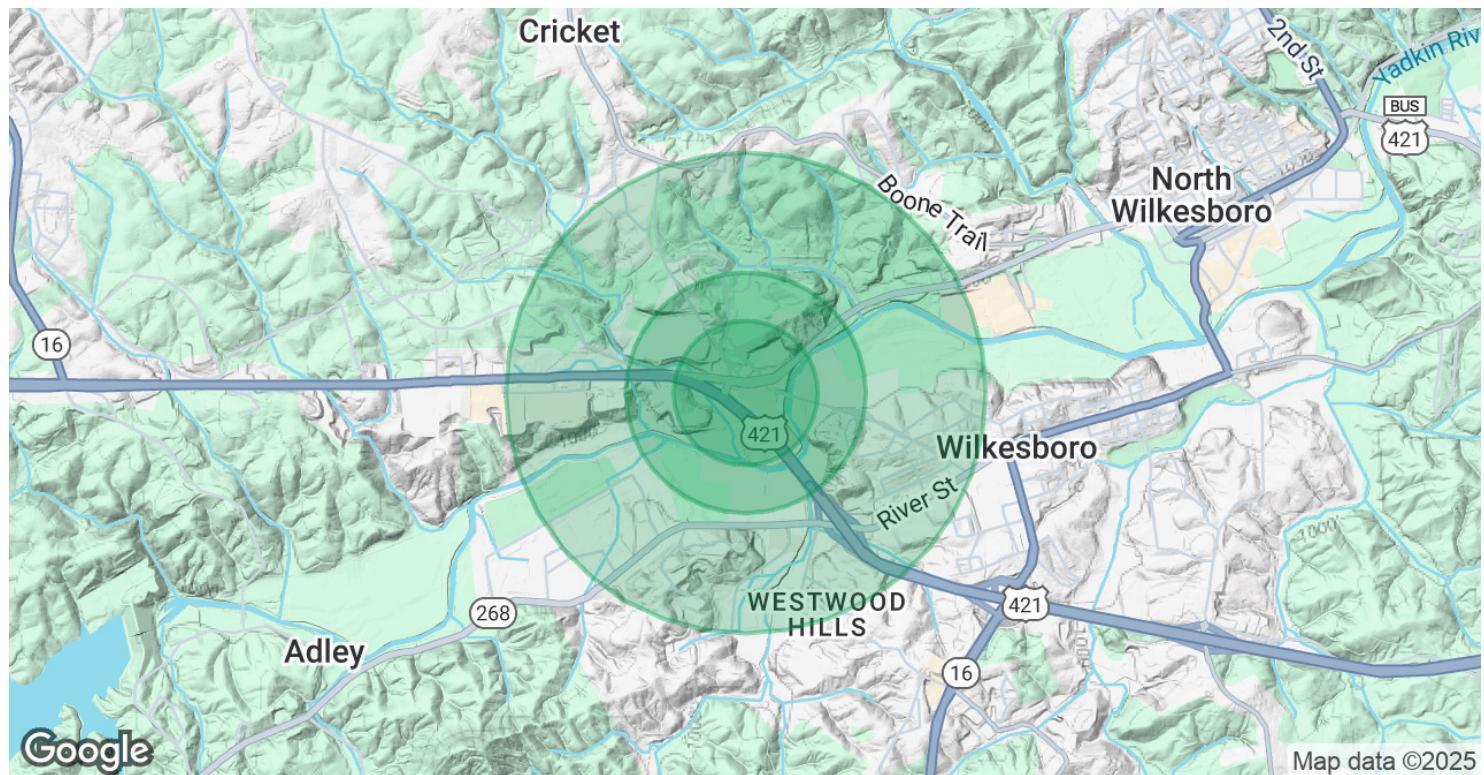
# LOCATION MAP

1429 US HIGHWAY 421 BUSINESS, WILKSBORO, NC 28697



# DEMOGRAPHICS MAP & REPORT

1429 US HIGHWAY 421 BUSINESS, WILKSBORO, NC 28697



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	80	240	919
Average Age	44	45	44
Average Age (Male)	43	43	43
Average Age (Female)	45	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	101	386
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$58,637	\$59,604	\$61,139
Average House Value	\$216,531	\$222,175	\$222,112

*Demographics data derived from AlphaMap*

# APPALACHIAN COMMERCIAL REAL ESTATE

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## CONTACT:



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