

NEW CONSTRUCTION QSR WITH DRIVE-THRU IN OLD FORT



QSR SPACE FOR LEASE

573 BATCAVE ROAD, OLD FORT, NC 28762

Presented By

SCOTT RAINES, CCIM

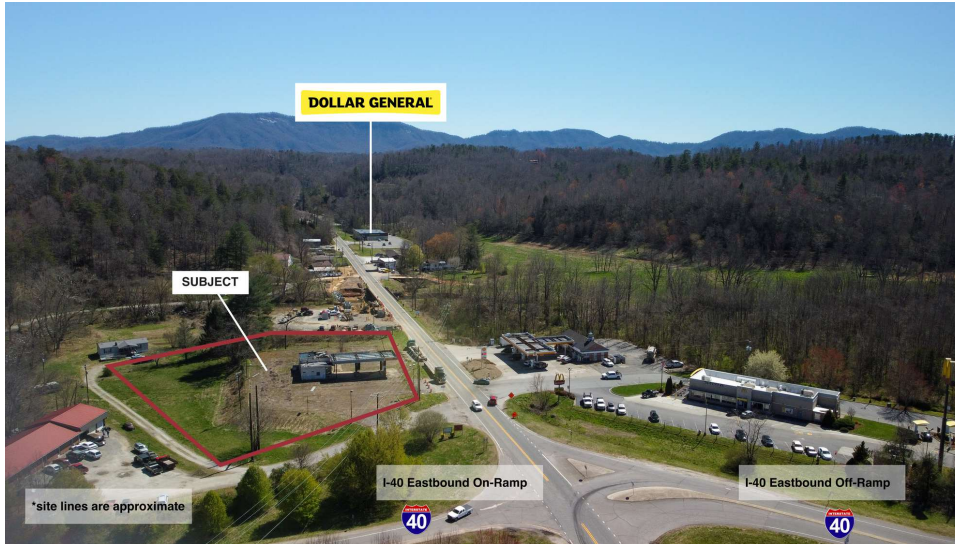
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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,800 SF
Year Built:	2024

PROPERTY OVERVIEW

New construction building in Old Fort (currently under construction) seeking future QSR tenant in rapidly expanding Old Fort, NC - a suburb of Asheville, NC. The proposed C-Store / QSR is located at I-40 exit 73 with visibility from the highway. The property is across the street from a McDonald's and a Sunoco Gas Station, and 0.2 miles from a new Dollar General store. Now accepting inquiries for potential tenant to lease the QSR space with drive-through.

PROPERTY HIGHLIGHTS

- New construction with drive-through
- C-store end cap with +/- 1,800 sf for QSR
- Interstate visibility / access
- Vicinity of McDonald's & new Dollar General



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PHOTOS

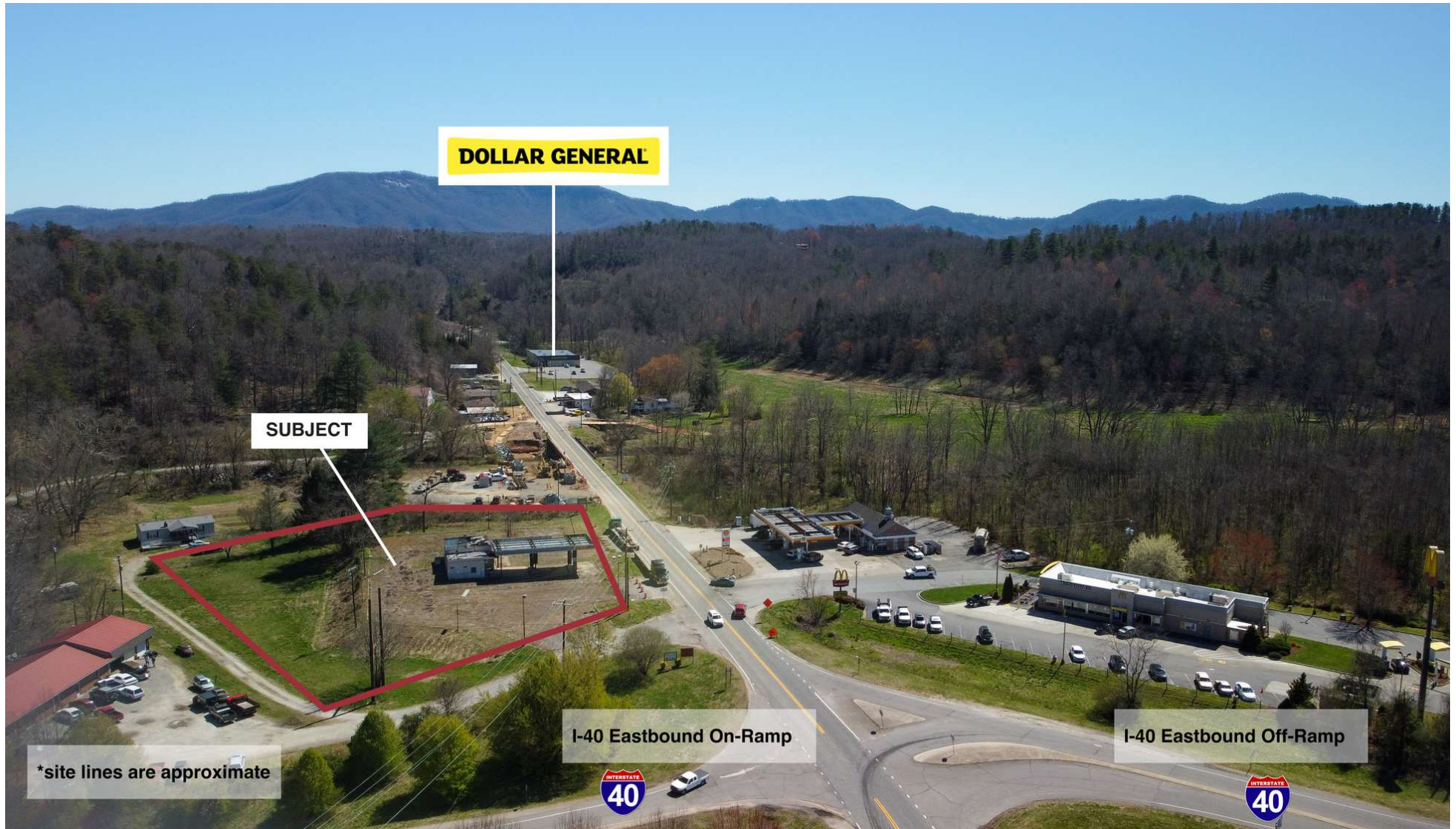


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RETAILER MAP



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Demographic Summary Report

Old Fort Exxon

573 Bat Cave Rd, Old Fort, NC 28762

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



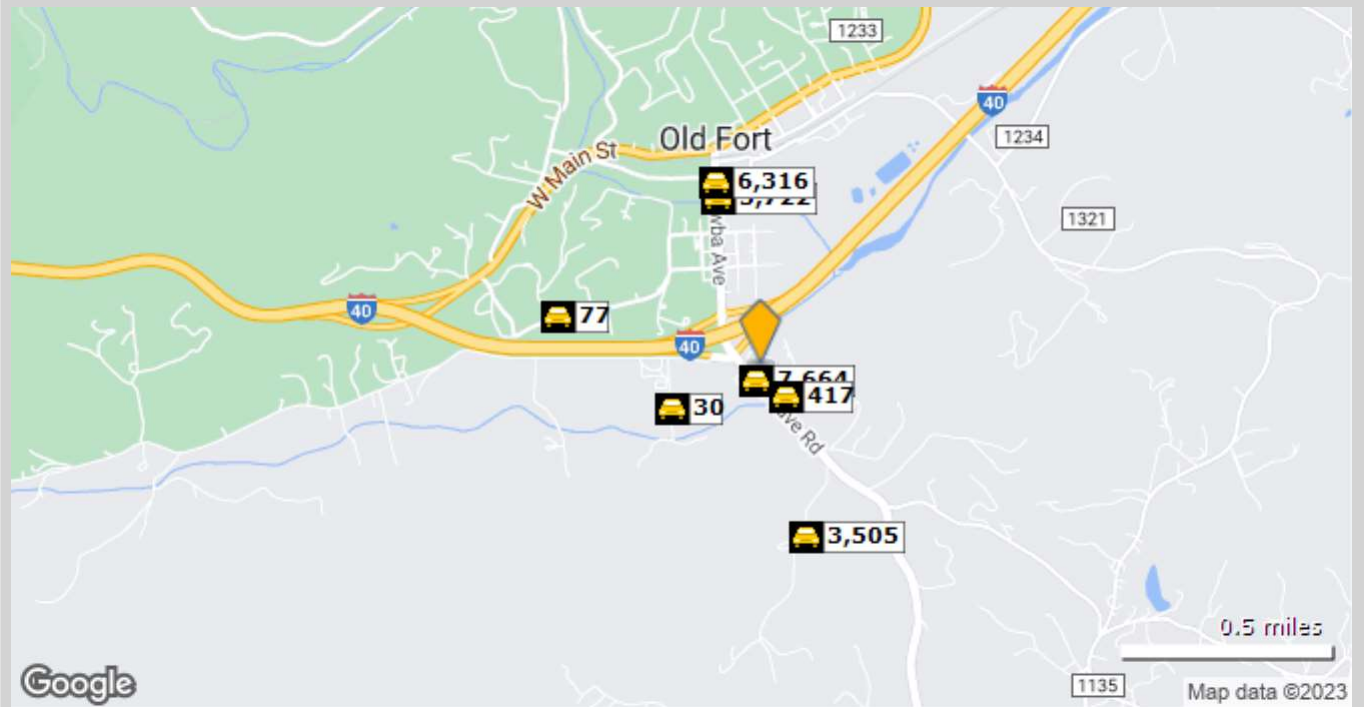
Radius	1 Mile	2 Mile	10 Mile
Population			
2027 Projection	1,185	2,440	35,717
2022 Estimate	1,165	2,401	34,470
2010 Census	1,209	2,508	32,739
Growth 2022 - 2027	1.72%	1.62%	3.62%
Growth 2010 - 2022	-3.64%	-4.27%	5.29%
2022 Population by Hispanic Origin	36	63	1,374
2022 Population	1,165	2,401	34,470
White	999 85.75%	2,149 89.50%	31,915 92.59%
Black	136 11.67%	186 7.75%	1,491 4.33%
Am. Indian & Alaskan	2 0.17%	6 0.25%	178 0.52%
Asian	5 0.43%	13 0.54%	241 0.70%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	23 0.07%
Other	22 1.89%	46 1.92%	621 1.80%
U.S. Armed Forces	0	0	10
Households			
2027 Projection	528	1,054	14,914
2022 Estimate	518	1,036	14,382
2010 Census	538	1,082	13,639
Growth 2022 - 2027	1.93%	1.74%	3.70%
Growth 2010 - 2022	-3.72%	-4.25%	5.45%
Owner Occupied	372 71.81%	780 75.29%	10,481 72.88%
Renter Occupied	146 28.19%	257 24.81%	3,901 27.12%
2022 Households by HH Income	518	1,036	14,381
Income: <\$25,000	193 37.26%	354 34.17%	3,022 21.01%
Income: \$25,000 - \$50,000	149 28.76%	299 28.86%	4,077 28.35%
Income: \$50,000 - \$75,000	72 13.90%	164 15.83%	2,820 19.61%
Income: \$75,000 - \$100,000	51 9.85%	90 8.69%	1,978 13.75%
Income: \$100,000 - \$125,000	20 3.86%	52 5.02%	1,152 8.01%
Income: \$125,000 - \$150,000	4 0.77%	18 1.74%	412 2.86%
Income: \$150,000 - \$200,000	12 2.32%	26 2.51%	519 3.61%
Income: \$200,000+	17 3.28%	33 3.19%	401 2.79%
2022 Avg Household Income	\$53,396	\$55,803	\$65,786
2022 Med Household Income	\$31,818	\$34,626	\$50,768

Traffic Count Report

Old Fort Exxon

573 Bat Cave Rd, Old Fort, NC 28762

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Batcave Rd	Catawba River Rd	0.07 NW	2020	7,653	MPSI	.03
2	Bat Cave Rd	Catawba River Rd	0.07 NW	2015	8,321	MPSI	.03
3	Batcave Rd	Catawba River Rd	0.07 NW	2022	7,664	MPSI	.03
4	McEntire Rd	Batcave Rd	0.04 S	2018	417	MPSI	.10
5	Ted Smith Rd	Catawba River Rd	0.12 N	2018	30	MPSI	.23
6	Moffitt Branch Rd	Batcave Rd	0.18 N	2018	3,505	MPSI	.42
7	Catawba Avenue	Water St	0.01 N	2020	6,143	MPSI	.42
8	Catawba Avenue	Water St	0.01 N	2022	5,722	MPSI	.42
9	Catawba Ave	Commerce St	0.01 N	2022	6,316	MPSI	.46
10	Baptist Side Rd	Shooting Star Dr	0.07 NW	2018	77	MPSI	.50

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ABOUT SCOTT RAINES, CCIM



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Broker/Consultant

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PROFESSIONAL BACKGROUND

Scott Raines, CCIM has been a commercial real estate broker since 2005 and with DPA since 2012. His areas of focus include land development, site selection and investment sales. Since joining DPA, Scott has completed over 150 transactions totaling over \$100M in volume. Scott holds a number of professional designations including serving as a past President and member of the Carolinas Real Estate Investors Association, and a Certified Commercial Investment Member (CCIM) designation for demonstrating extensive experience in the commercial real estate industry, completing advanced coursework in financial and market analysis and is an active member of ICSC (Innovating Commerce Serving Communities). Scott also has a wealth of experience with creative financing, 1031 Exchange, and Self-Directed IRAs. Additionally, Scott has served locally, regionally and internationally as an active Rotarian since 2008.

MEMBERSHIPS

CCIM

ICSC

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Page 9