



2050 US 70 Road W

Marion, North Carolina 28752

Property Highlights

- High Traffic, high visibility intersection.
- Adjacency to local attractions such as Mt. Mitchell.
- Use history includes retail, and upstairs event venue.
- Ready for a new owner / operators vision for this important corner!

Property Overview

Don't miss this high visibility commercial opportunity in Marion! Located at the intersection of US Highway 70, and NC-80, this 8,028 SF two story commercial building on the corner lot offers access to high traffic counts from two sides, and provides fantastic business exposure opportunity! Ideally located, with easy access to highly visited outdoor attractions like Mt. Mitchell, this location is ready to be brought to life. Previously used as both retail and as an event venue, this building's infrastructure and its location are incredibly versatile, and ready for your vision.

Offering Summary

Sale Price:	\$419,000
Building Size:	8,029 SF
Available SF:	8,028 SF
Lot Size:	0.65 Acres

Demographics 1 Mile 3 Miles 5 Miles

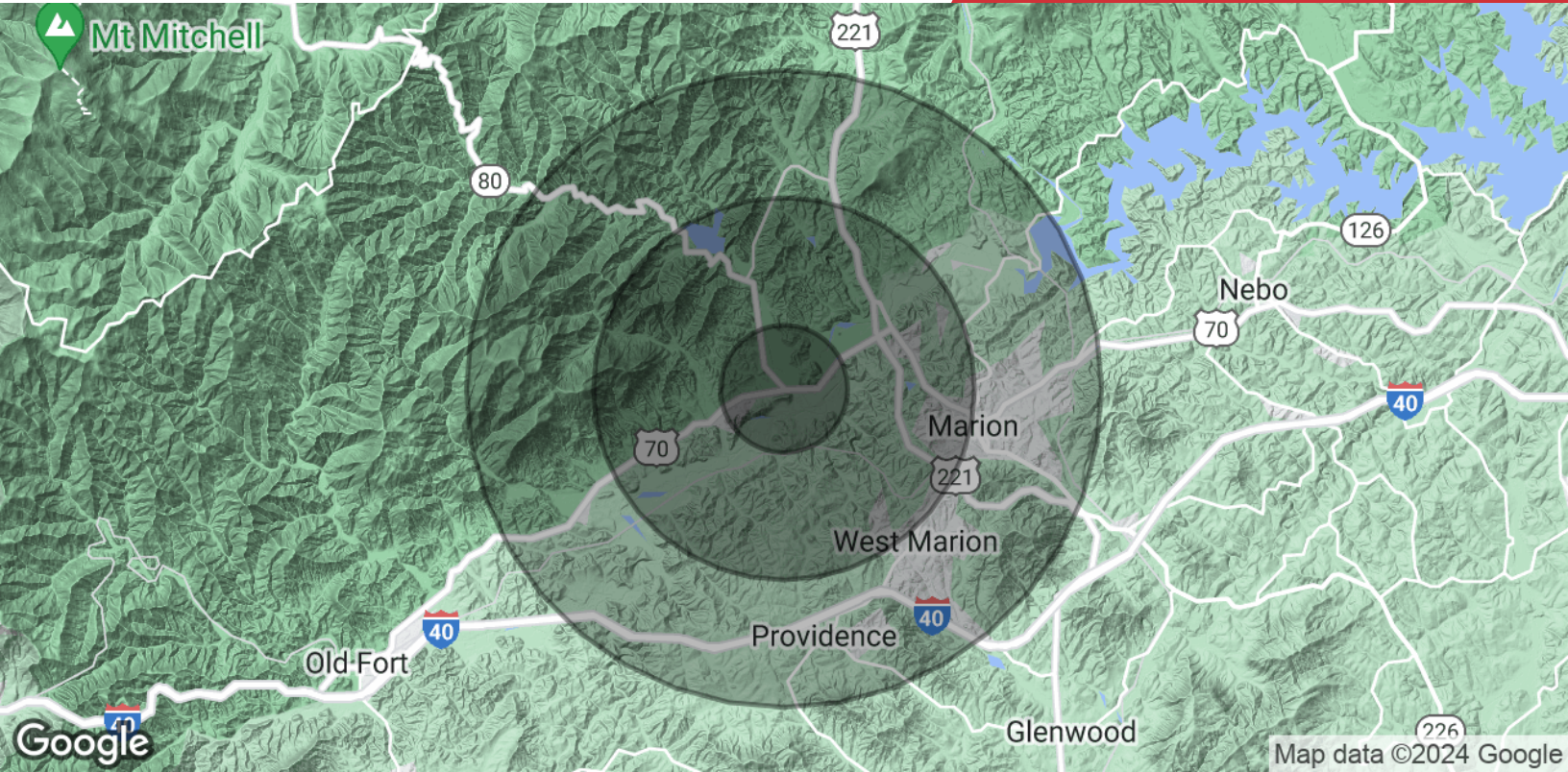
Total Households	573	4,609	9,028
Total Population	1,170	9,750	19,784
Average HH Income	\$43,371	\$48,481	\$51,272

For More Information

Chris Mansfield

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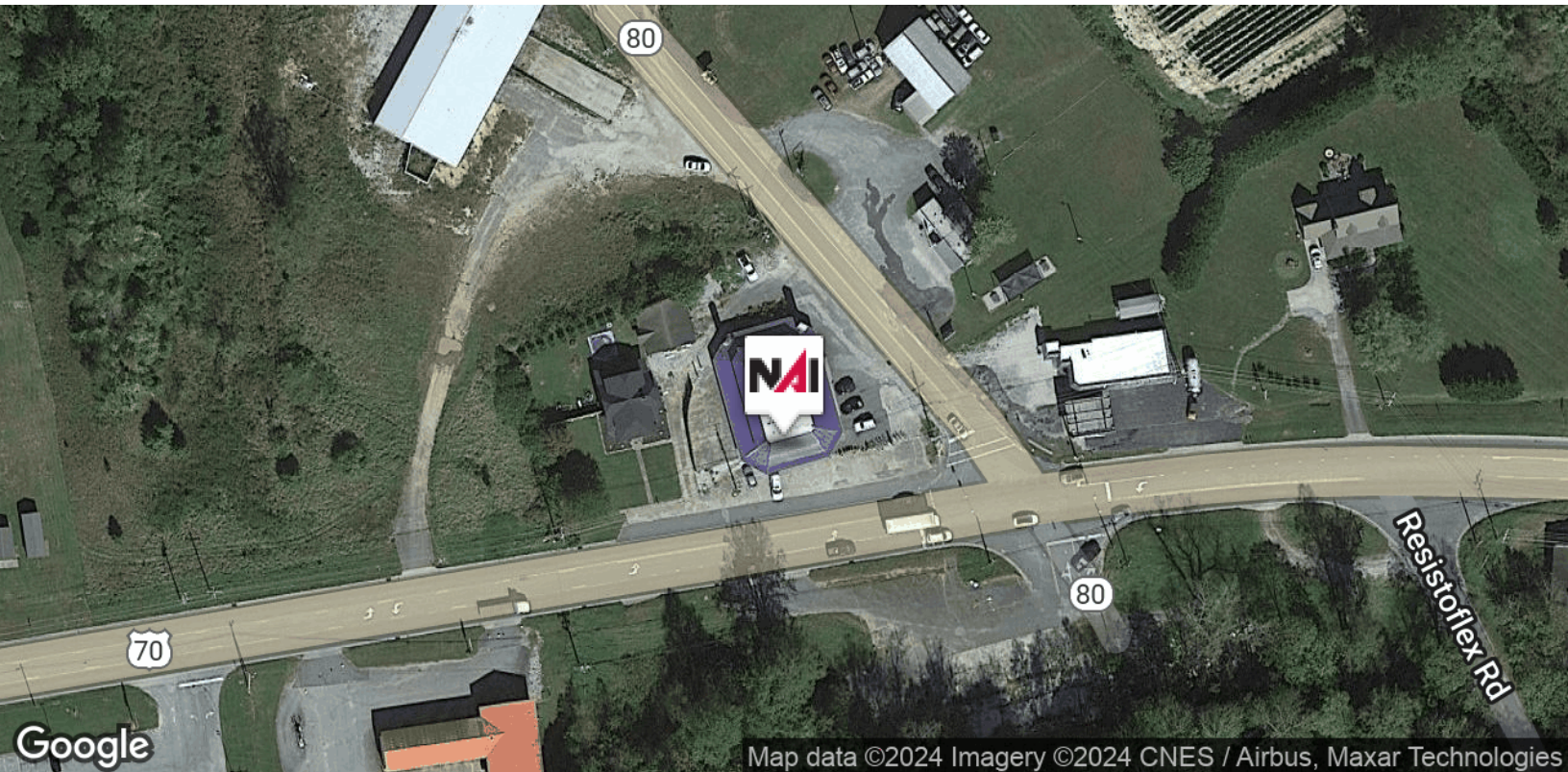
Population	1 Mile	3 Miles	5 Miles
Total Population	1,170	9,750	19,784
Average Age	43.1	43.4	42.4
Average Age (Male)	42.7	42.3	40.6
Average Age (Female)	43.6	46.4	44.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	573	4,609	9,028
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$43,371	\$48,481	\$51,272
Average House Value	\$144,532	\$150,115	\$142,355

2020 American Community Survey (ACS)

For Sale

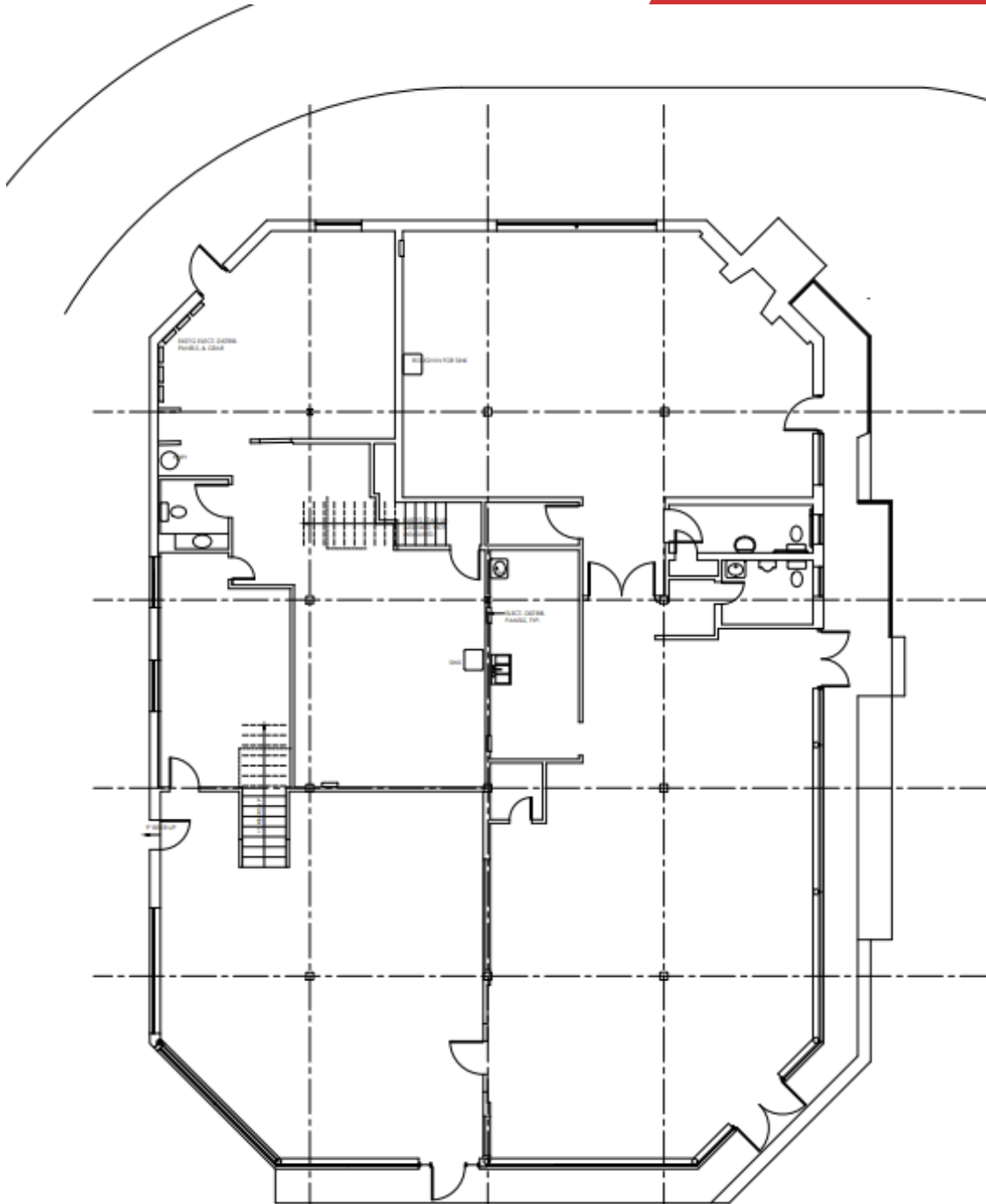
\$419,000

Commercial / Retail

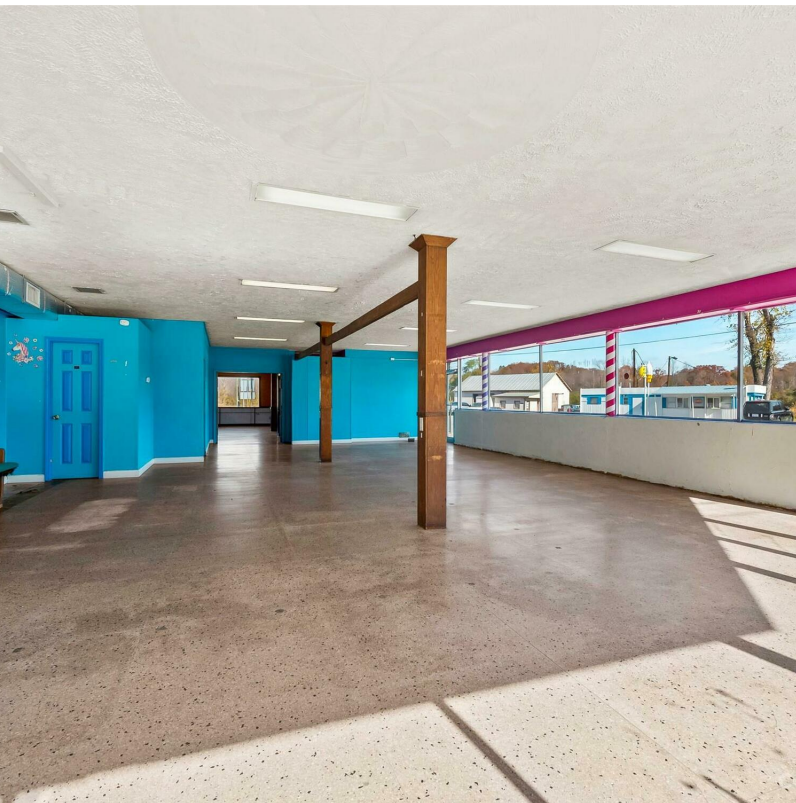
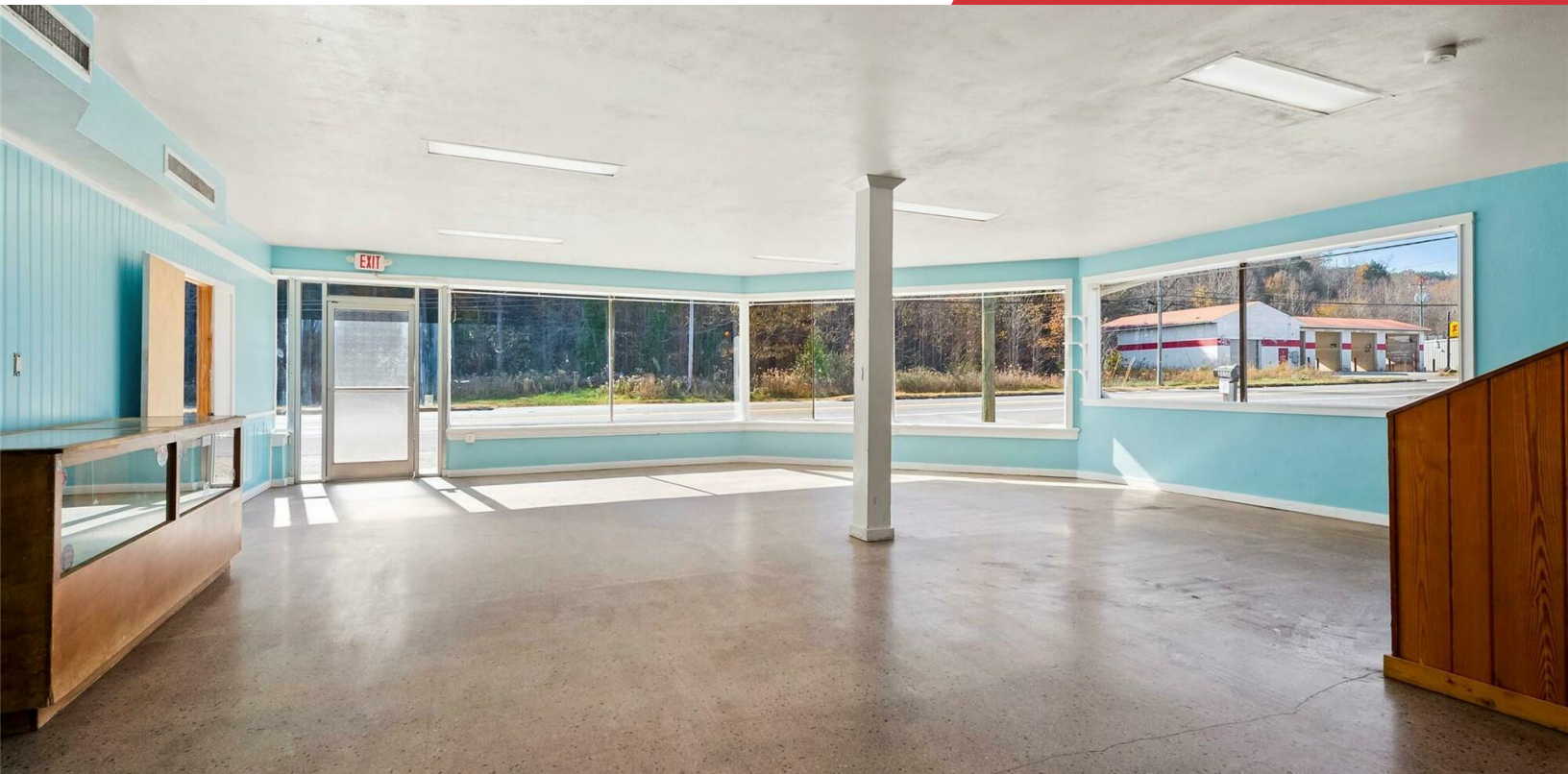


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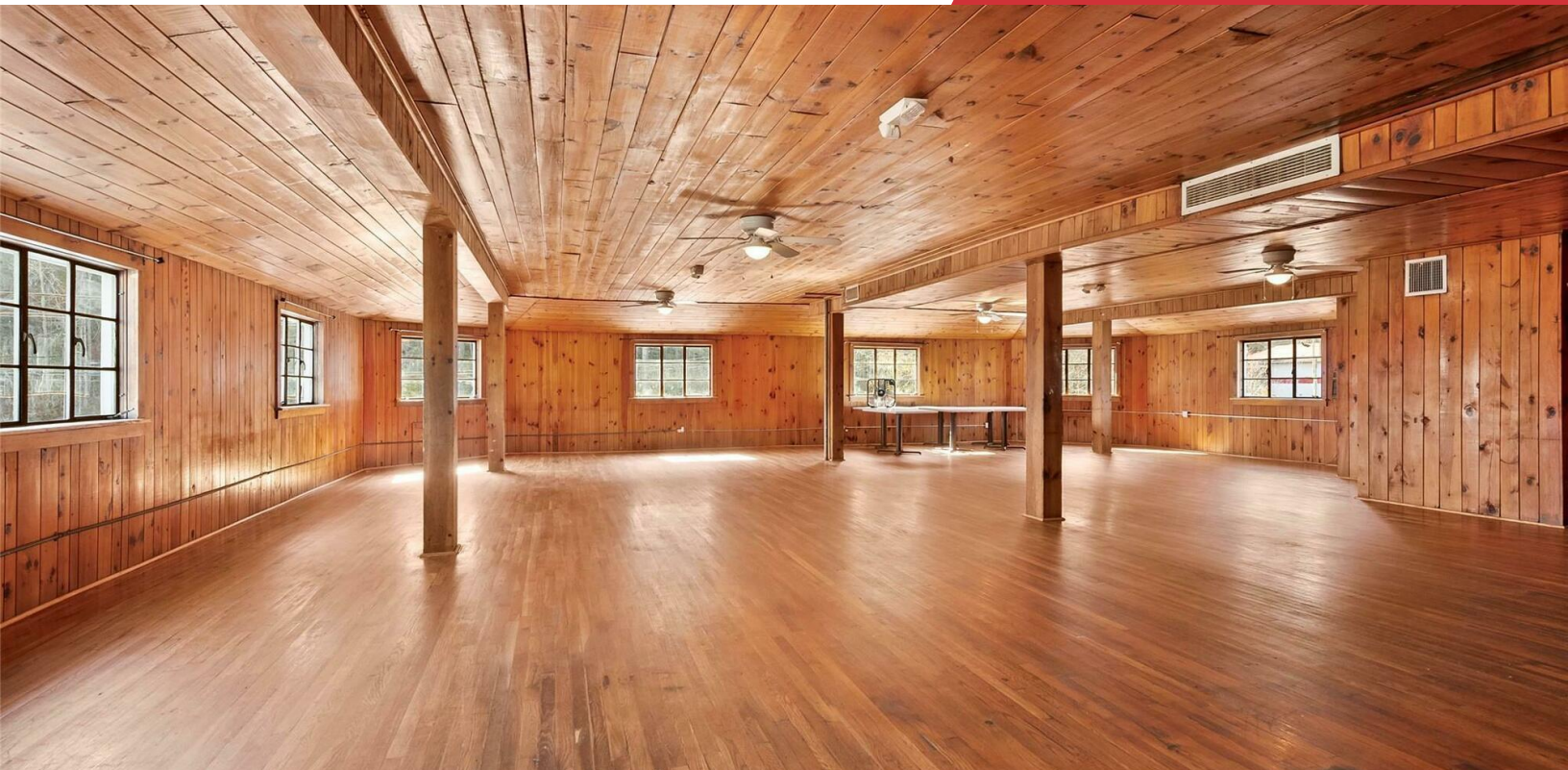
2 Existing Main Level Plan
SD-1 Scale: 1/8" = 1'-0"



For Sale
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Chris Mansfield

Commercial Broker

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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his dog Pancho, and riding his motorcycle through the mountains.

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