

RESTAURANT / RETAIL FOR SALE  
3416 N Main St  
Hope Mills, NC 28348



for more information

COREY CROEGAERT

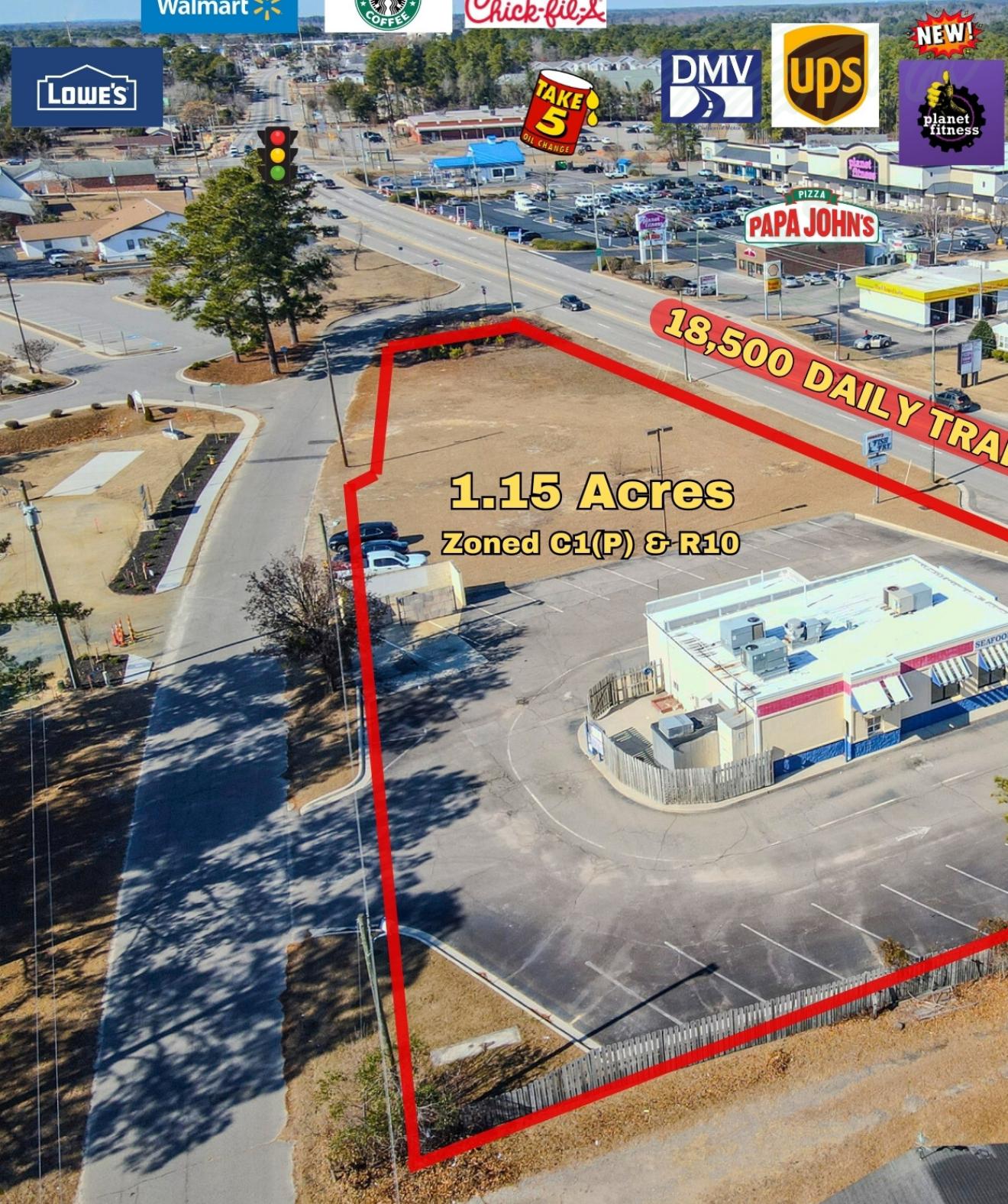
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## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$899,000
<b>Building Size:</b>	1,842 SF
<b>Lot Size</b>	1.15 Acres
<b>Zoning:</b>	C1(P) & R10
<b>Daily Traffic Count:</b>	18,500

## property description

Located on highly traveled N Main Street with ±18,500 vehicles per day, this exceptional commercial opportunity offers both immediate income potential and future development upside in one of Hope Mills' most active retail corridors.

The property totals 1.15 acres and includes a 1,842 SF former restaurant that is restaurant-ready, complete with an existing drive-thru and ample on-site parking. The building sits on approximately 0.55 acres zoned C1(P), making it well-suited for a wide range of commercial uses including QSR, fast casual dining, coffee, or service retail.

In addition, the offering includes an adjacent ±0.6-acre undeveloped parcel zoned R-10, providing a unique opportunity for expansion, redevelopment, or a complementary use. This combination of stabilized improvements and excess land is rarely available in this corridor.

The site benefits from strong surrounding retail activity, with a new Planet Fitness, Starbucks, Wal-Mart, Chick-Fil-A, and Carlie C's Grocery nearby, driving consistent daily traffic and consumer draw. Its central location along N Main Street provides excellent visibility, easy access, and proximity to established residential neighborhoods.

Whether an owner-operator looking for a turnkey restaurant location or an investor seeking a property with both current utility and future upside, 3416 N Main Street represents a compelling opportunity in the growing Hope Mills market.

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ADDITIONAL PHOTOS



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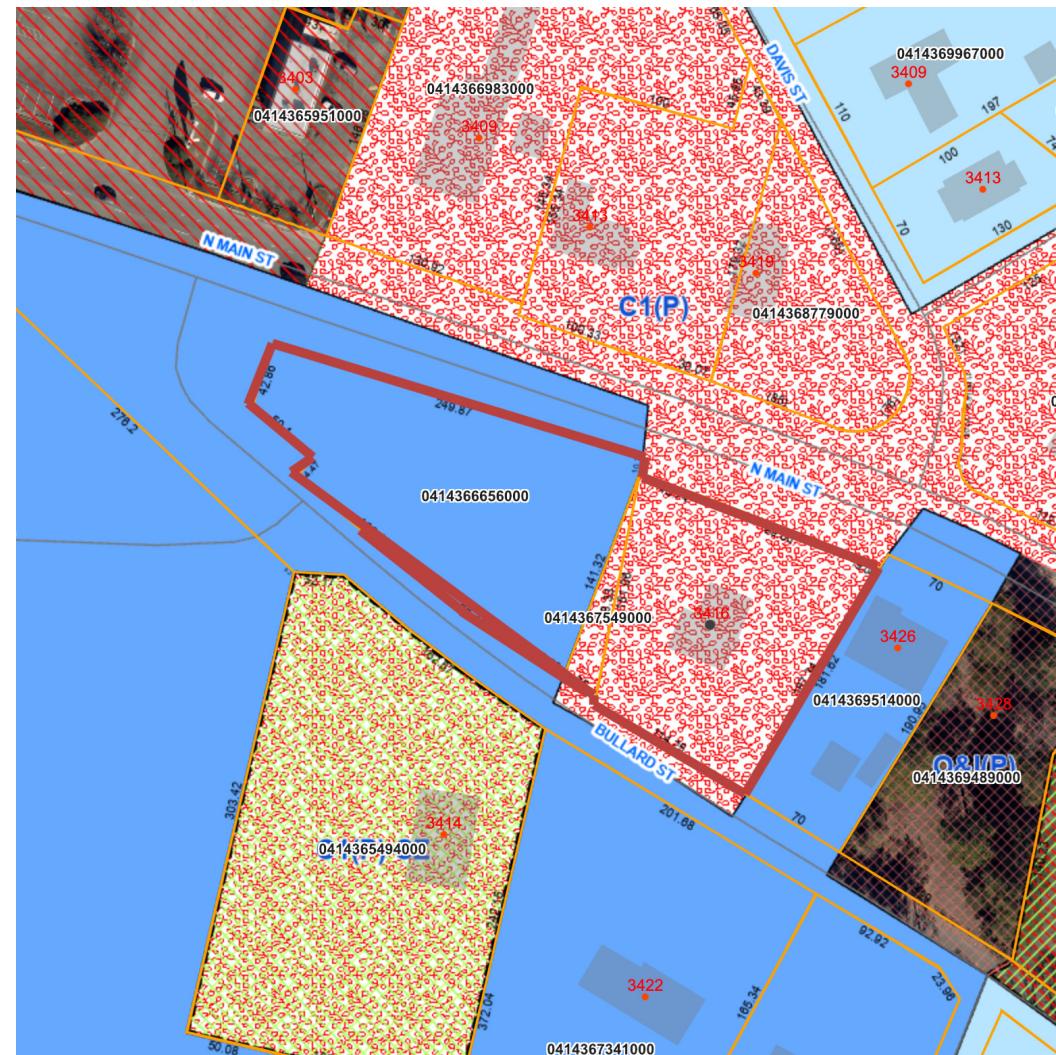


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GIS / ZONING



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DEMOGRAPHICS

Demographic Summary Report

3416 N Main St, Hope Mills, NC 28348				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	4,457	47,587	105,681	
2024 Estimate	4,516	47,893	106,067	
2020 Census	4,791	49,195	107,463	
Growth 2024 - 2029	-1.31%	-0.64%	-0.36%	
Growth 2020 - 2024	-5.74%	-2.65%	-1.30%	
<b>2024 Population by Hispanic Origin</b>	570	6,595	13,918	
<b>2024 Population</b>	4,516	47,893	106,067	
White	2,319 51.35%	19,996 41.75%	45,851 43.23%	
Black	1,272 28.17%	17,461 36.46%	37,102 34.98%	
Am. Indian & Alaskan	60 1.33%	872 1.82%	1,827 1.72%	
Asian	61 1.35%	919 1.92%	2,797 2.64%	
Hawaiian & Pacific Island	15 0.33%	143 0.30%	320 0.30%	
Other	788 17.45%	8,502 17.75%	18,170 17.13%	
U.S. Armed Forces	90	1,412	3,693	
<b>Households</b>				
2029 Projection	1,814	17,851	40,141	
2024 Estimate	1,838	17,966	40,288	
2020 Census	1,953	18,480	40,861	
Growth 2024 - 2029	-1.31%	-0.64%	-0.36%	
Growth 2020 - 2024	-5.89%	-2.78%	-1.40%	
Owner Occupied	1,084 58.98%	10,967 61.04%	24,304 60.33%	
Renter Occupied	754 41.02%	6,999 38.96%	15,984 39.67%	
<b>2024 Households by HH Income</b>	1,837	17,966	40,287	
Income: <\$25,000	432 23.52%	3,855 21.46%	8,402 20.86%	
Income: \$25,000 - \$50,000	515 28.03%	4,407 24.53%	9,104 22.60%	
Income: \$50,000 - \$75,000	252 13.72%	3,807 21.19%	8,376 20.79%	
Income: \$75,000 - \$100,000	161 8.76%	2,073 11.54%	5,024 12.47%	
Income: \$100,000 - \$125,000	196 10.67%	1,633 9.09%	3,948 9.80%	
Income: \$125,000 - \$150,000	86 4.68%	933 5.19%	2,135 5.30%	
Income: \$150,000 - \$200,000	154 8.38%	843 4.69%	2,125 5.27%	
Income: \$200,000+	41 2.23%	415 2.31%	1,173 2.91%	
<b>2024 Avg Household Income</b>	\$70,355	\$68,034	\$71,591	
<b>2024 Med Household Income</b>	\$48,262	\$54,666	\$57,642	



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1/29/2026

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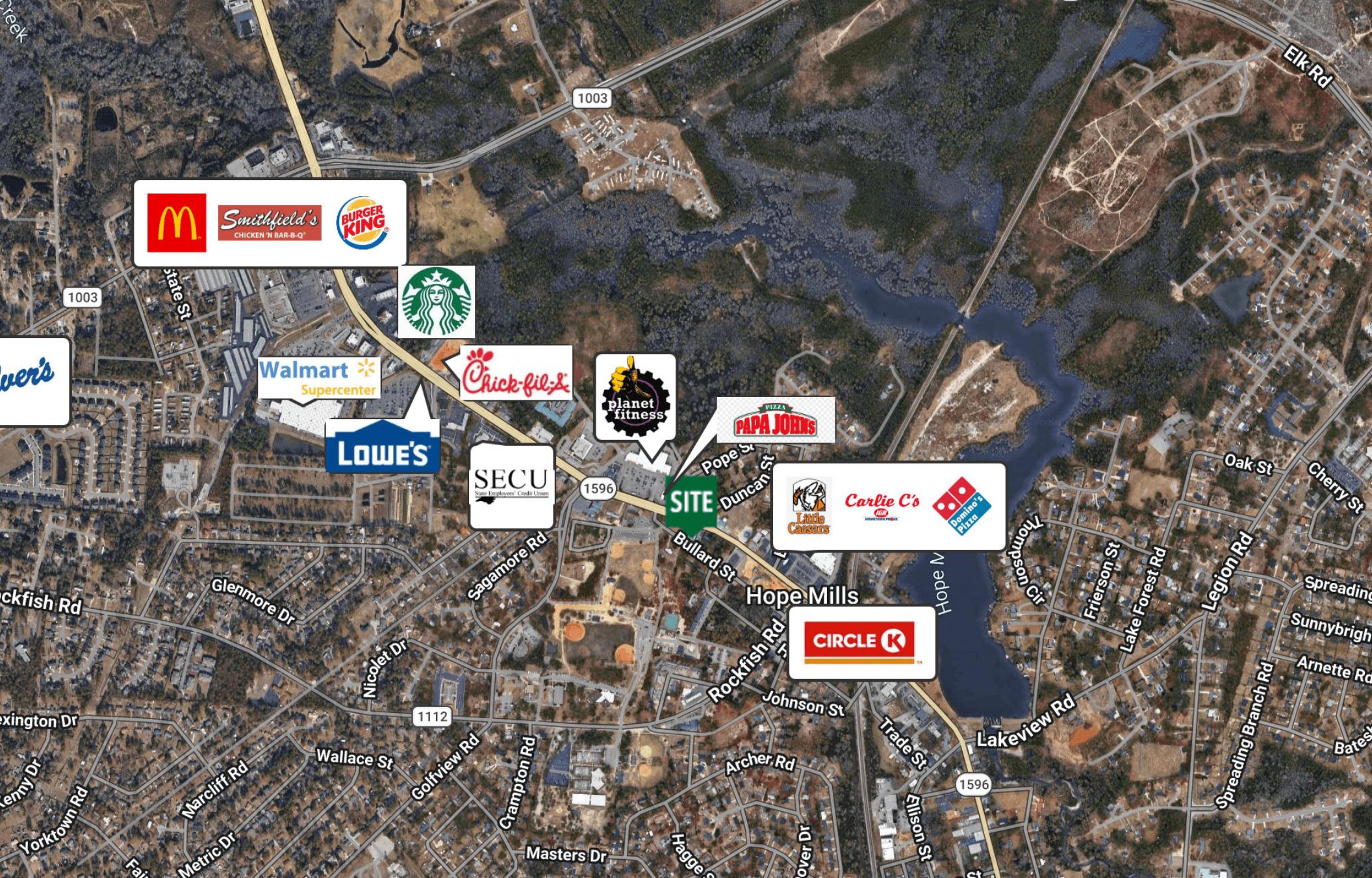
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