

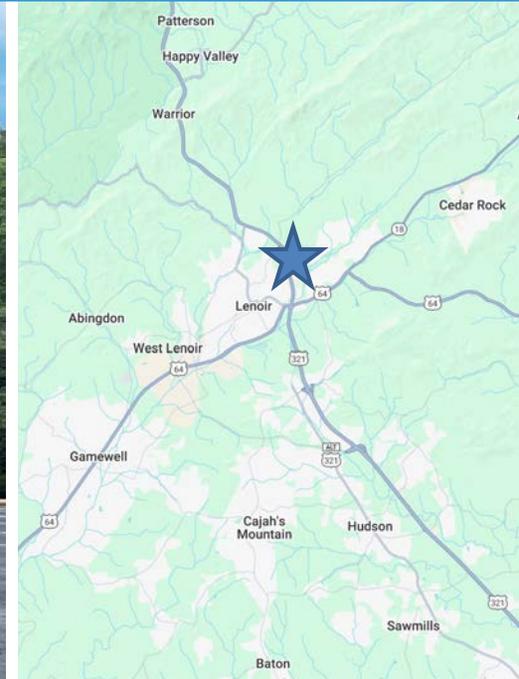
954 BLOWING ROCK BLVD

LENOIR, NC 28645

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 6,598 SF FREESTANDING SECOND GENERATION RESTAURANT SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 6,598 SF freestanding second generation restaurant available
- ± 2.21 acres of land
- Well-appointed dining area, fully equipped commercial kitchen, and welcoming bar
- Prime location on US Hwy 321
- Ample on-site parking surrounding the building
- Highly reputable steakhouse with a strong local following
- Surrounded by established, high-traffic businesses

ASKING PRICE: \$1,500,000

BROKER CONTACT

WILLIAM BUCHANAN
336.469.8821
wbuchanan@newsouthprop.com



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SITE AERIAL

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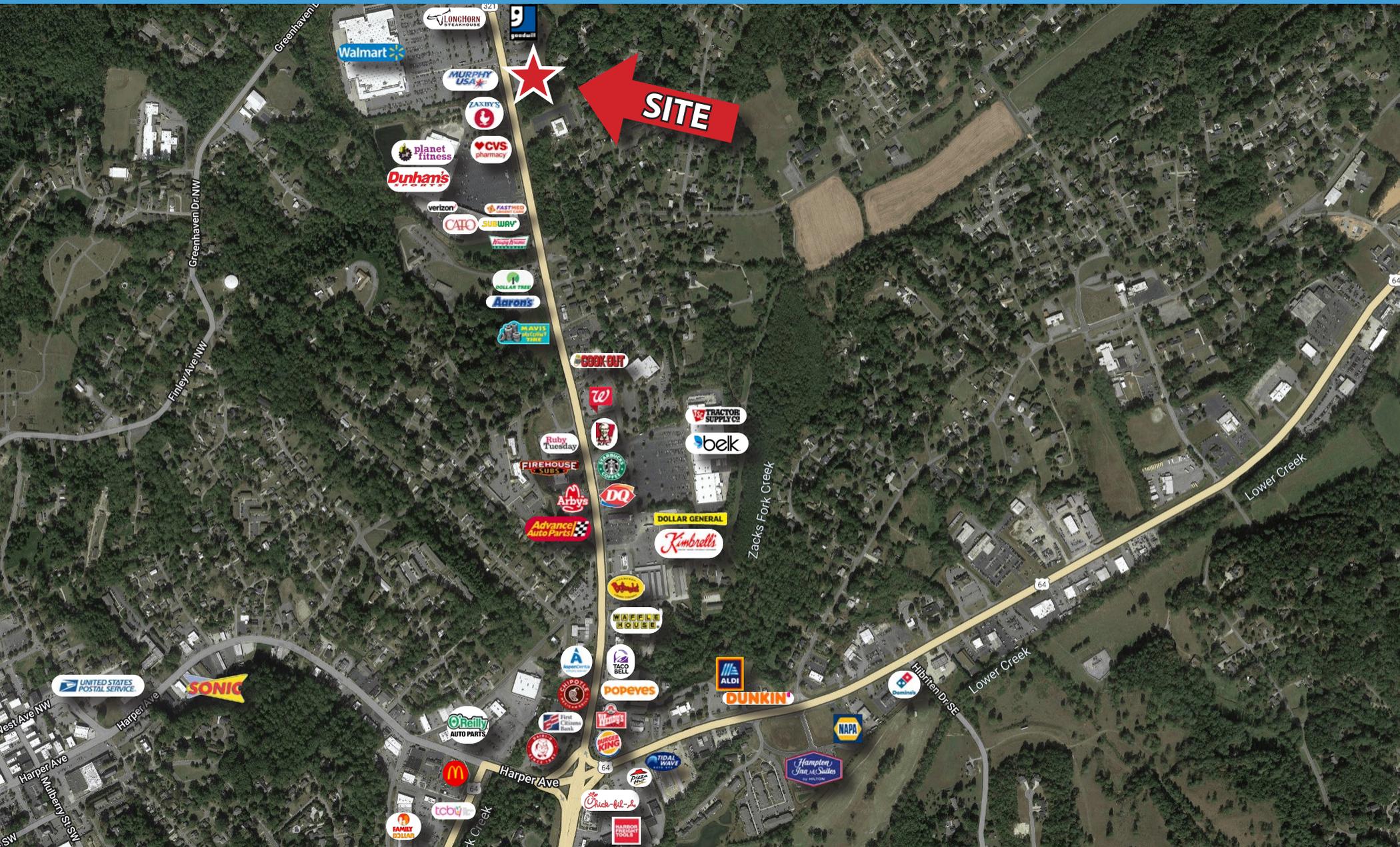
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MARKET AERIAL

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LOCATION
OVERVIEW

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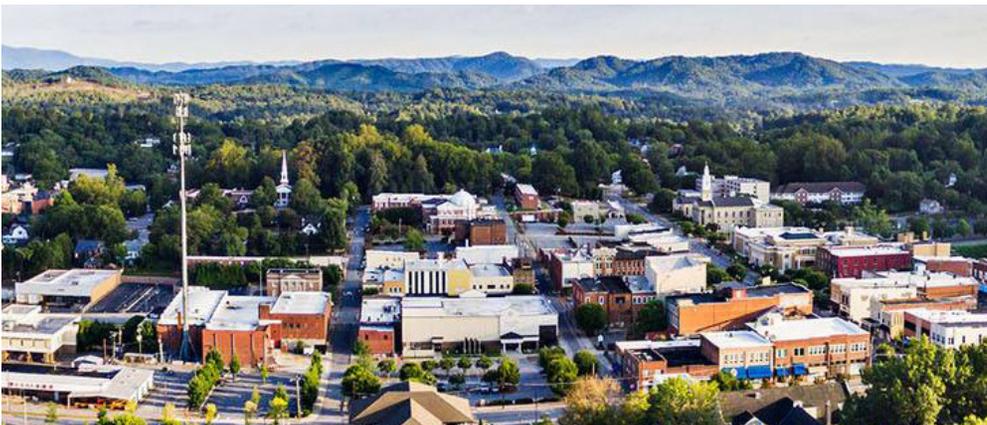
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NC

LENOIR, NC - CALDWELL COUNTY

Lenoir, NC, is a strategically positioned economic hub in the Blue Ridge foothills, serving as a vital link within the Hickory-Morganton-Lenoir MSA. Transitioning from its historic furniture roots into a diversified tech and manufacturing powerhouse, the city is home to major employers like the Google Data Center and Bernhardt Furniture. With high-visibility access along the US-321 corridor and a revitalized downtown fueled by significant private investment, Lenoir offers a pro-business climate and “shovel-ready” infrastructure. This combination of regional connectivity and steady industrial growth makes it a premier destination for retail, medical, and logistics development.



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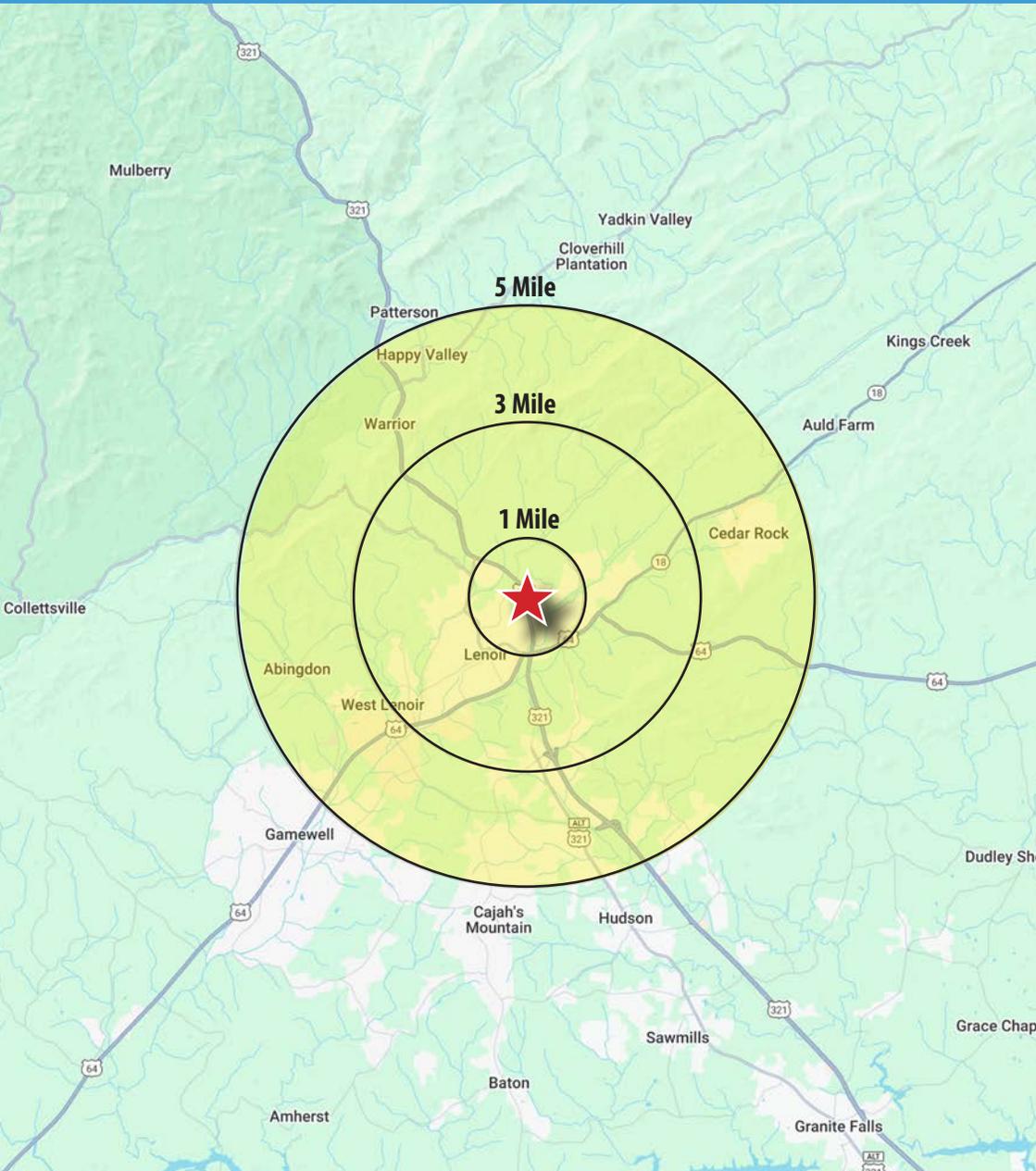
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	4,596	16,388	27,970
2030 Projected Population	4,625	16,288	27,769
Projected Annual Growth (2025-2030)	29 (+0.1%)	-101 (-0.1%)	-201 (-0.1%)
HOUSEHOLDS			
2025 Estimated Households	1,992	6,971	11,827
2030 Projected Households	1,995	6,958	11,776
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$72,896	\$70,888	\$70,626
BUSINESSES			
2025 Estimated Total Businesses	305	878	1,159
2025 Estimated Total Employees	3,847	10,471	13,688

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Rooted in the Carolinas

Commercial Real Estate Services



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