

SALE

2700 NC HIGHWAY 226
2700 NC Highway 226 Marion, NC 28752



PROPERTY DESCRIPTION

Located just off Interstate 40 along the highly traveled NC Highway 226 corridor, this unique value-add convenience store opportunity offers investors and owner-operators the ability to significantly increase revenue through operational improvements and fuel reactivation.

The property benefits from excellent accessibility and visibility along a corridor seeing over 13,000 vehicles per day, serving both local residents and regional traffic traveling between Marion and surrounding Western North Carolina markets.

Despite limited operating hours currently closing at 7:30 PM and remaining closed on Sundays — the business continues to generate strong inside sales, demonstrating significant upside potential through expanded hours, modernized operations, and active fuel service. The fuel pumps and underground tanks are currently not in use, presenting a compelling opportunity for a new owner to restore fuel operations and unlock additional revenue streams.

Included in the sale is a recently renovated 2-bedroom, 1-bathroom residential home, offering flexibility for owner occupancy, employee housing, or supplemental rental income.

This offering represents an ideal acquisition for an owner-operator, regional operator, or investor seeking a repositioning opportunity in a strong roadside retail location with multiple income drivers.

Inventory to be sold separately.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.53 Acres
Building Size:	2,738 SF

Azeem Hassan
(704) 475-0584



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HIGHLIGHTS

- PIN: 1710-68-8962
- Zoning-C2 General Business
- Excellent Location – Positioned just off I-40 with strong regional connectivity
- High Traffic Exposure – Approx. 13,000+ VPD along NC Hwy 226
- Value-Add Opportunity – Fuel pumps & tanks in place but currently inactive
- Strong Inside Sales – Proven performance despite limited business hours
- Operational Upside – Extend hours and reopen Sundays to increase revenue
- Residential Component Included – Renovated 2BR / 1BA home included in sale
- Multiple Income Streams – Retail operations + residential rental potential
- Ideal Owner-Operator Investment
- Inventory Sold Separately

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	84	271
Total Population	75	201	659
Average HH Income	\$84,749	\$82,248	\$80,183

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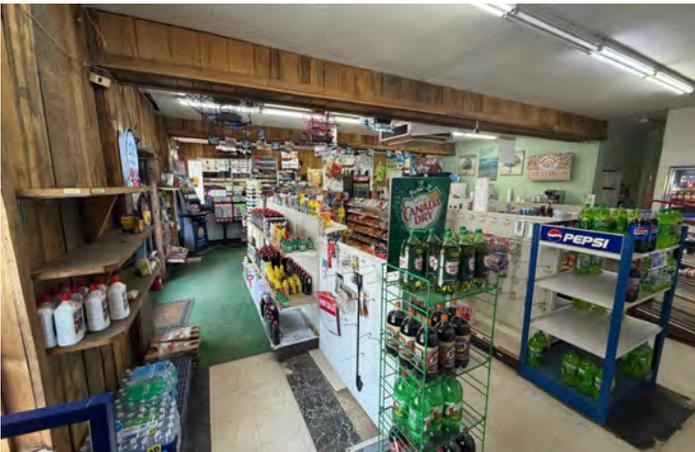


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PHOTOS

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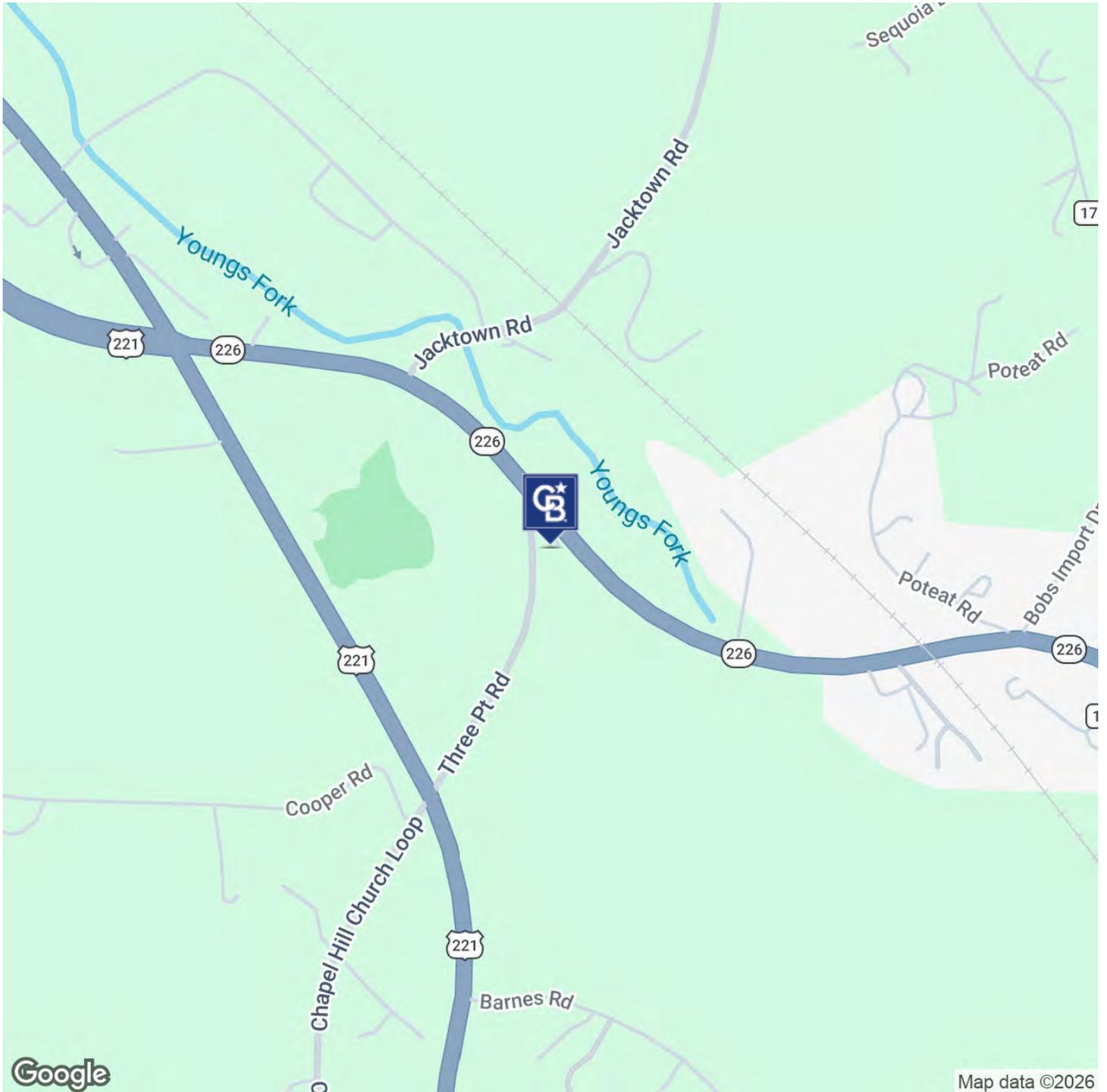


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LOCATION MAP

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RETAILER MAP

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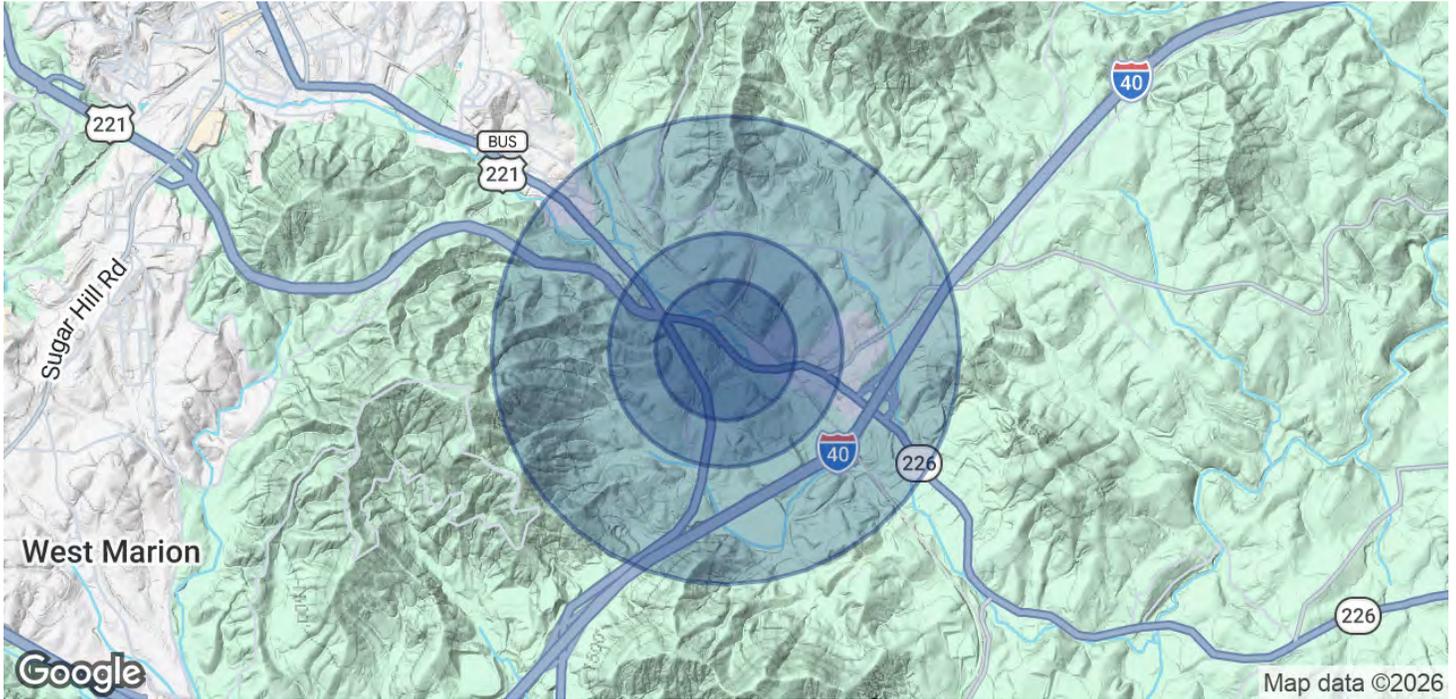


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DEMOGRAPHICS MAP

2700 NC Highway 226 Marion, NC 28752



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	75	201	659
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	84	271
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,749	\$82,248	\$80,183
Average House Value	\$324,150	\$325,183	\$319,158

Demographics data derived from AlphaMap

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