

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Invest in the future with this prime commercial property at 1102 National Hwy, Thomasville, NC. This 2,105 SF building offers a solid investment opportunity. Built in 1968, this office building is well-maintained and ready for a new owner. Zoned M2, it provides flexibility for a range of office and commercial uses. The prime location in the Thomasville area offers high visibility and convenient access. Don't miss out on this excellent investment opportunity that offers both current income and future potential for office building investors.

PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	40,223 SF
Building Size:	2,105 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	349	1,781
Total Population	270	887	4,539
Average HH Income	\$67,650	\$67,784	\$69,062

1102 NATIONAL HWY

THOMASVILLE, NC 27360



SOHAIB REHMAN

Broker

336.456.1442

sohaib@ironhandinc.com

IRON HAND REALTY

1293 New Garden Road

Greensboro, NC 27410

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COMPLETE HIGHLIGHTS



1102 NATIONAL HWY



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PROPERTY HIGHLIGHTS

- Gas Station an outstanding investment opportunity with this gas station located at 1102 National Hwy, strategically positioned in the bustling Furniture World hub of Thomasville, NC. Available for \$1,200,000. This high-traffic location draws both locals and visitors, making it an ideal spot for consistent business. As per the seller, they are unable to provide financials for an additional 10K in inside sales.
- Key features include:
- Monthly Inside Sales: \$20,000
- Lottery Sales: \$20,000 to \$25,000
- Fuel Volume: 45,000 to 50,000 gallons per month
- Gas Contract: 1-cent rack plus

THOMASVILLE, NC 27360

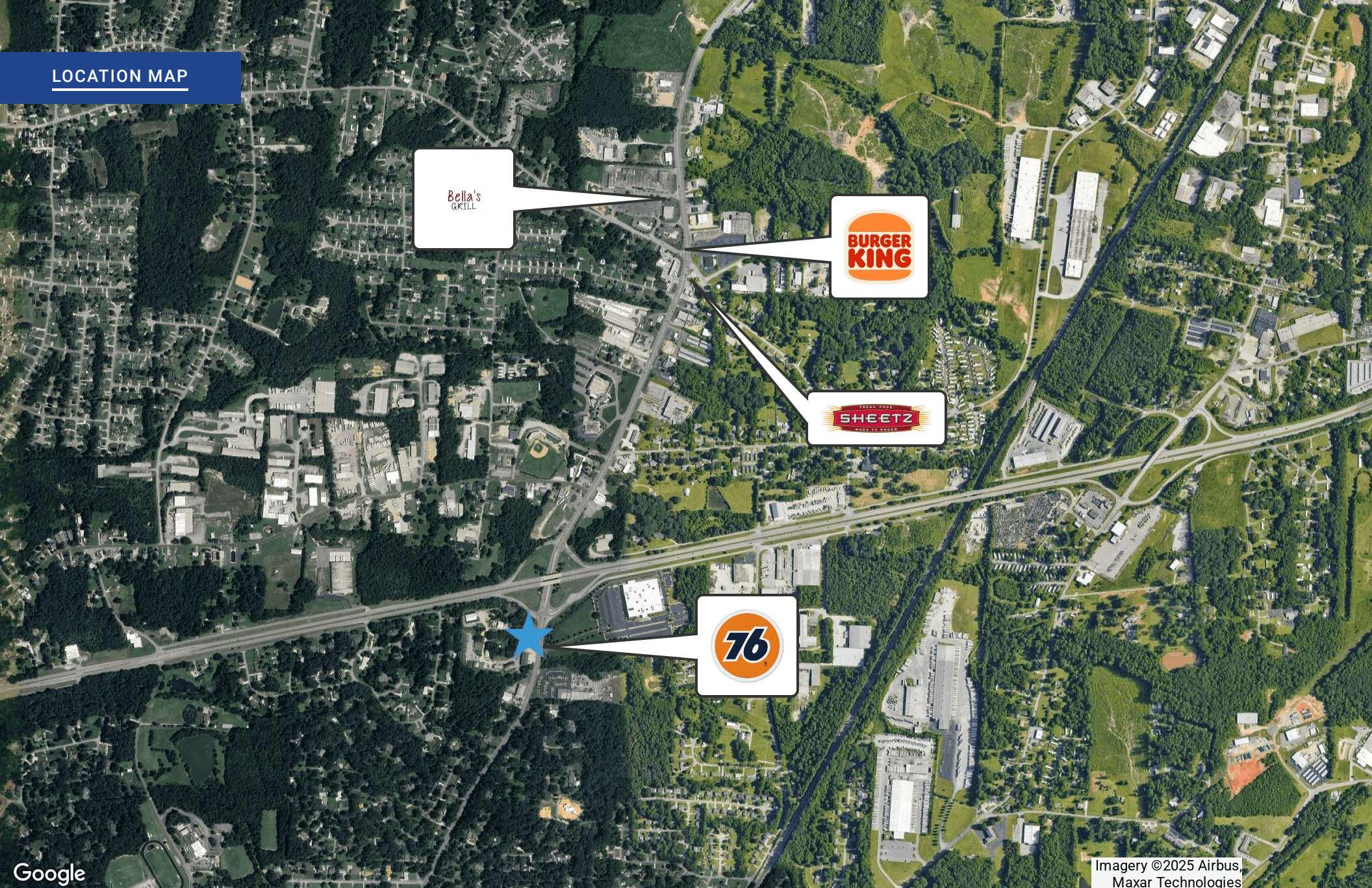
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LOCATION MAP



Google

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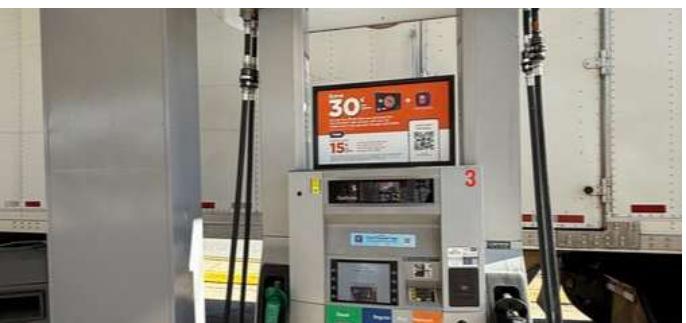
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ADDITIONAL PHOTOS



1102 NATIONAL HWY



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	270	887	4,539
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	349	1,781
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,650	\$67,784	\$69,062
Average House Value	\$239,838	\$227,060	\$211,983

Demographics data derived from AlphaMap

1102 NATIONAL HWY

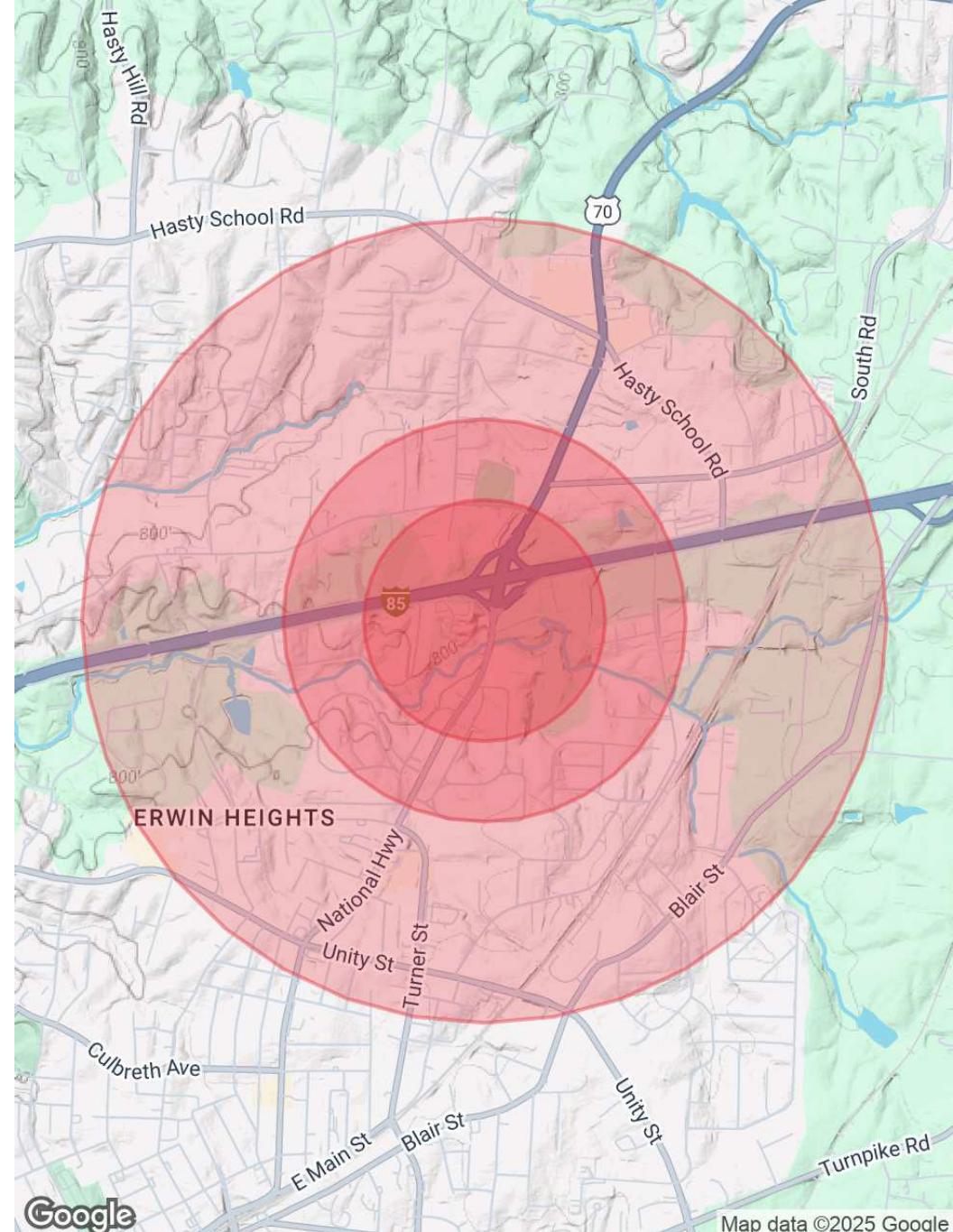


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Map data ©2025 Google

ADVISOR BIO 1



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PROPERTY DETAILS

Sale Price	\$1,200,000
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LOCATION INFORMATION

Street Address	1102 National Hwy
City, State, Zip	Thomasville, NC 27360
County	Davidson

BUILDING INFORMATION

Building Size	2,105 SF
Number of Floors	1
Year Built	1968

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	M2
Lot Size	40,223 SF
APN #	6788-02-57-2183
Lot Depth	2,400 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	2
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