



Dewey Property Advisors

# PINE VALLEY MOTEL



HOSPITALITY OFFERING FOR SALE

## 11827 NC-226, SPRUCE PINE, NC 28777

*Presented By*

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**DEWEY PROPERTY ADVISORS**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,500,000 |
| Lot Size:      | 3.33 Acres  |
| Building Size: | 26,000      |
| Zoning:        | None        |
| Traffic Count: | 17,000      |
| Price / SF:    | \$57.69     |

### PROPERTY HIGHLIGHTS

- 42 Room Motel
- Motel Business and/or Redevelopment
- Not in city of Spruce Pine
- Nice and flat
- Broad dimensions for multiple users
- 350' frontage & 425' deep
- On water and sewer
- 17,000 CPD



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## ADDITIONAL PHOTOS



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## RETAILER MAP



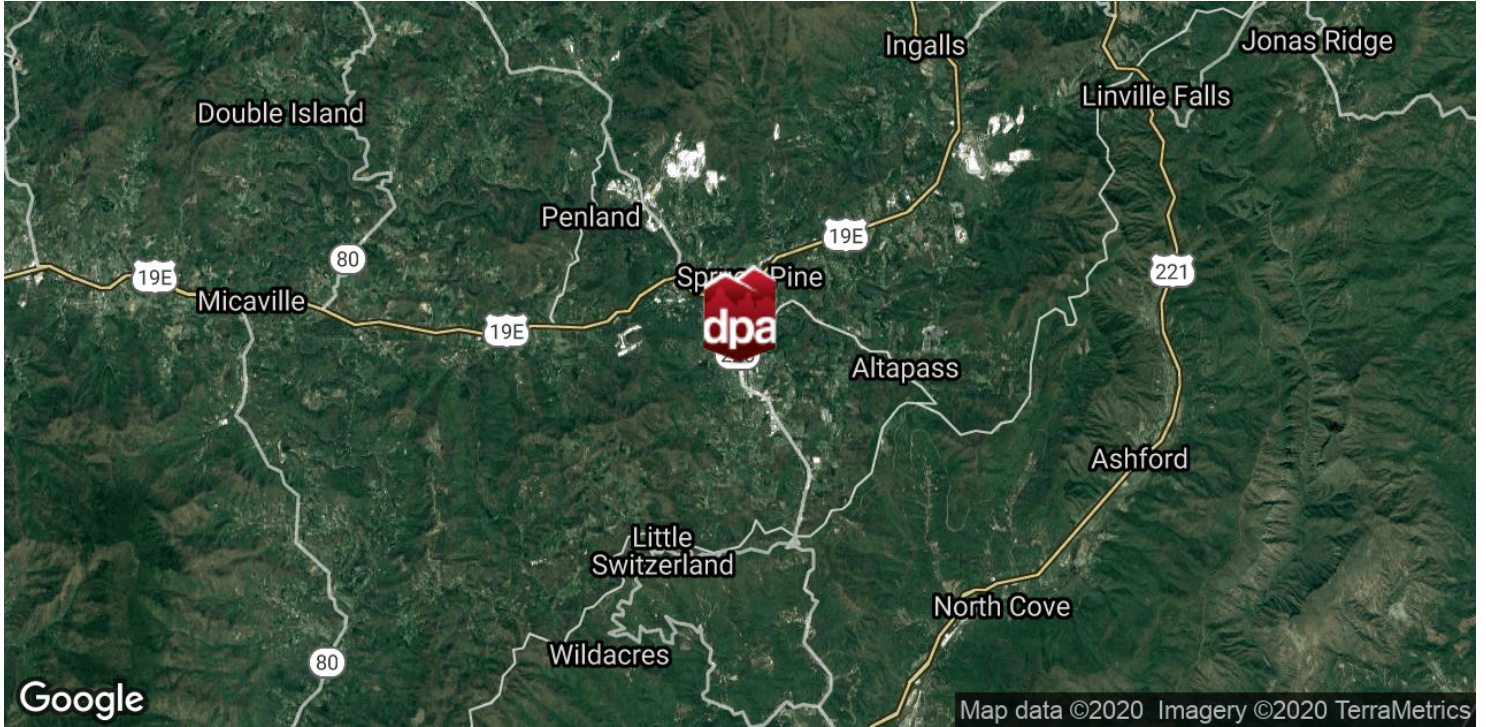
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## LOCATION MAPS



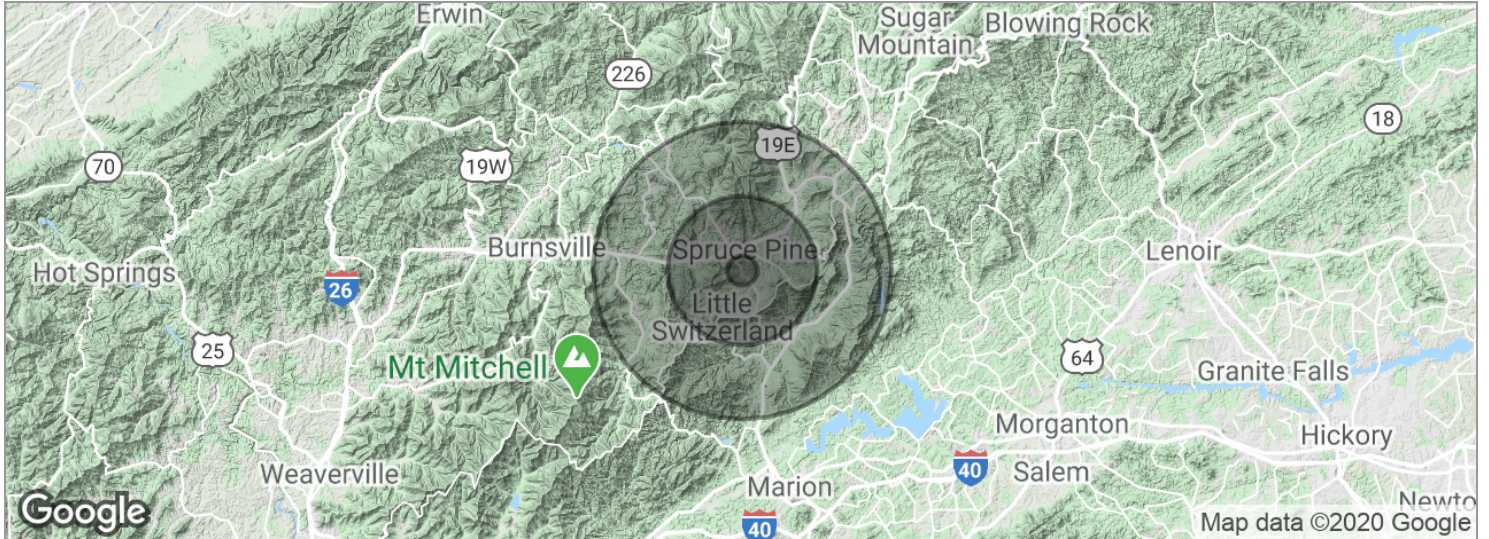
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## DEMOGRAPHICS MAP



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total population               | 376           | 8,922          | 24,551          |
| Median age                     | 48.1          | 42.9           | 42.3            |
| Median age (Male)              | 44.9          | 40.4           | 40.3            |
| Median age (Female)            | 49.9          | 44.5           | 44.4            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households               | 172           | 3,896          | 10,091          |
| # of persons per HH            | 2.2           | 2.3            | 2.4             |
| Average HH income              | \$49,833      | \$44,868       | \$44,679        |
| Average house value            | \$175,284     | \$172,288      | \$164,271       |

\* Demographic data derived from 2010 US Census



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