

Sale-Leaseback Investment With New 15 Year Lease Thriving I-40 Gas Station/Convenience Store

1009 Jamestown Road, Morganton, NC 28655



3,631 RSF on 1.29 Acres
\$2,300,000
7% CAP Rate

Aerial view of site

- Well-established business, owned and maintained by the same owner since opening in 2004
- Remarkable gas and in-store sales
- 12,000 cars per day on a popular corridor to enter Burke County
- New 15 year lease upon transfer of property
- Right off of I-40 with 41,000 cars per day
- Adjacent +/- 8.91 acres also available
- Only convenience store on Jamestown Road for +/- 2 miles and +/- 3.5 miles off of I-40
- Well-maintained and exceptionally clean store

MLS: 3546741 Catylist: 23662107 Loopnet: 16993179

Eric Engstrom
336.480.5380
eengstrom@whitneycre.com

Bobby Edwards
252.578.2003
bobby@redpart.com

SUMMARY: 1009 Jamestown Road, Morganton, NC

BEST USE: Sale-Leaseback

MUNICIPALITY: MORGANTON
 COUNTY: BURKE
 COMMUNITY: WEST
 ZONING: HIGH INTENSITY DISTRICT
 TYPE: RETAIL/LAND
 DEED BOOK, PAGE: 1355, 386
 PIN #: 1782-38-8027
 TAXES: \$13,219.14 (2019)

TOTAL SQUARE FEET: 3,631 SF
YEAR BUILT / RENOVATED: 2004
CONSTRUCTION: MASONRY/WOOD
EXTERIOR: CONCRETE BLOCK
ROOF: ALUMINUM COVERING
FLOORING: VINYL TILE
RESTROOMS: 2

UTILITIES: WATER: PUBLIC
 SEWER: PUBLIC
 ELECTRIC: ON-SITE
 GAS: ON-SITE
HEATING: FORCED AIR GAS
COOLING: CENTRAL A/C
PARKING: 41
TRAFFIC COUNTS: JAMESTOWN RD: 12,000
 I-40: 41,000

ADDITIONAL FEATURES: SIGNAGE
 ADDITIONAL ACREAGE AVAILABLE



Street view



Convenience Store exterior



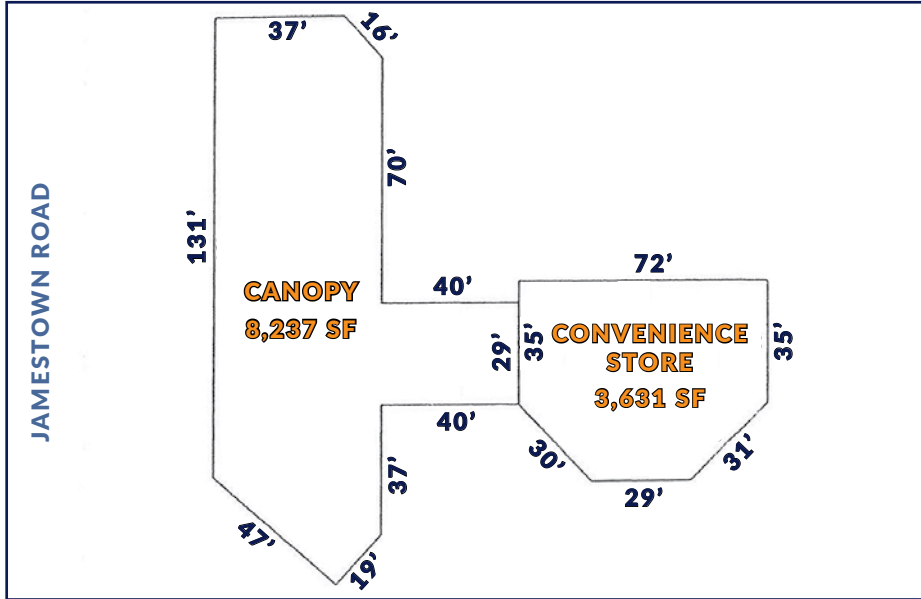
Convenience Store interior



Convenience Store interior

Sale-Leaseback Investment With New 15 Year Lease Thriving I-40 Gas Station/Convenience Store

1009 Jamestown Road, Morganton, NC 28655



Floorplan

BURKE COUNTY DATA (Hickory-Lenoir-Morganton MSA)

MSA Population: 360,000
Burke County Population: 89,842
Households (25 mile radius): 132,242 (2016)
Average Household Size: 2.46 (2016)
Average Household Income: \$53,330 (2016)
Private Industries: 22,497
Construction & Manufacturing Industries: 8,194
Total All Industries: 53,776

MORGANTON DATA:

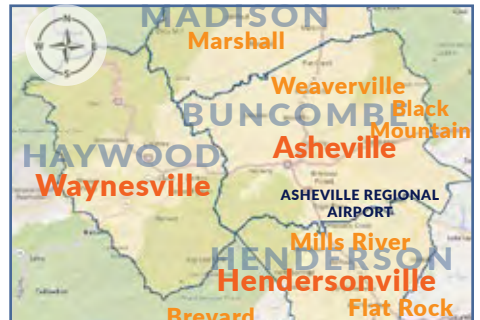
3 MILE RADIUS: Units: 8,678
2017 Population: 18,857 Population 35 - 64: 39.5%
Average Household Population 20 - 34: 17.5%
Income: \$55,295 Population 65+: 17.3%
Owner Occupied Housing Units: 4,155
10 MILE RADIUS: 2017 Population: 76,485
Average Household Income: \$54,854
Owner Occupied Housing Units: 20,829
Population 35 - 64: 45.7%
Population 20 - 34: 17.5%
Population 65+: 16.1%

5 MILE RADIUS:
2017 Population: 35,159
Average Household Income: \$55,006
Owner Occupied Housing



DIRECTIONS FROM I-40:

- Take Exit 100
- Turn onto Jamestown Road, heading toward Morganton
- Property is immediately on right side



GREATER AVL MSA - 4 COUNTIES: Buncombe, Haywood, Henderson & Madison

Population: 443,890
Projected 2020 Population: 468,146
Households: 179,606
Average Household Size: 2.28
Median Home Value: \$207,170
Average Family Income: \$73,638
Median Age: 44.2
Private Industries: 12,881
Service Providing Industries: 10,793
Federal, State & Local Industries: 12,235



Eric Engstrom
336.480.5380
eengstrom@whitneycre.com

CO-LISTED WITH:
Bobby Edwards
252.578.2003



FOR SALE-LEASEBACK:
3,631 SF on 1.29 Acres
1009 Jamestown Road
Morganton, NC 28655

*All maps, aerials, illustrations, and measurements are approximated.