

# FORMER LONG JOHN SILVER'S

1303 Curtis Bridge Road, Wilkesboro, NC 28697

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

High traffic drive-thru restaurant location available for lease. Includes a 2,127 square foot building on 0.63 acres of land

### PROPERTY HIGHLIGHTS

- Located at the corner of Curtis Bridge Road and West D Street between Highway 421 and downtown Wilkesboro
- Other area retailers include Arby's, Lowes Foods, Two Rivers Cinema, Walmart, Belk, Marshalls
- Traffic Counts: Hwy 421- 35,000 AADT; West D Street- 17,000; Curtis Bridge Rd- 6,100 AADT

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	1,552	13,982	27,830
2019 Daytime Population	4,467	15,740	20,572
2019 Median HH Income	\$36,136	\$43,986	\$44,756

### EXCLUSIVE AGENT(S)

DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455

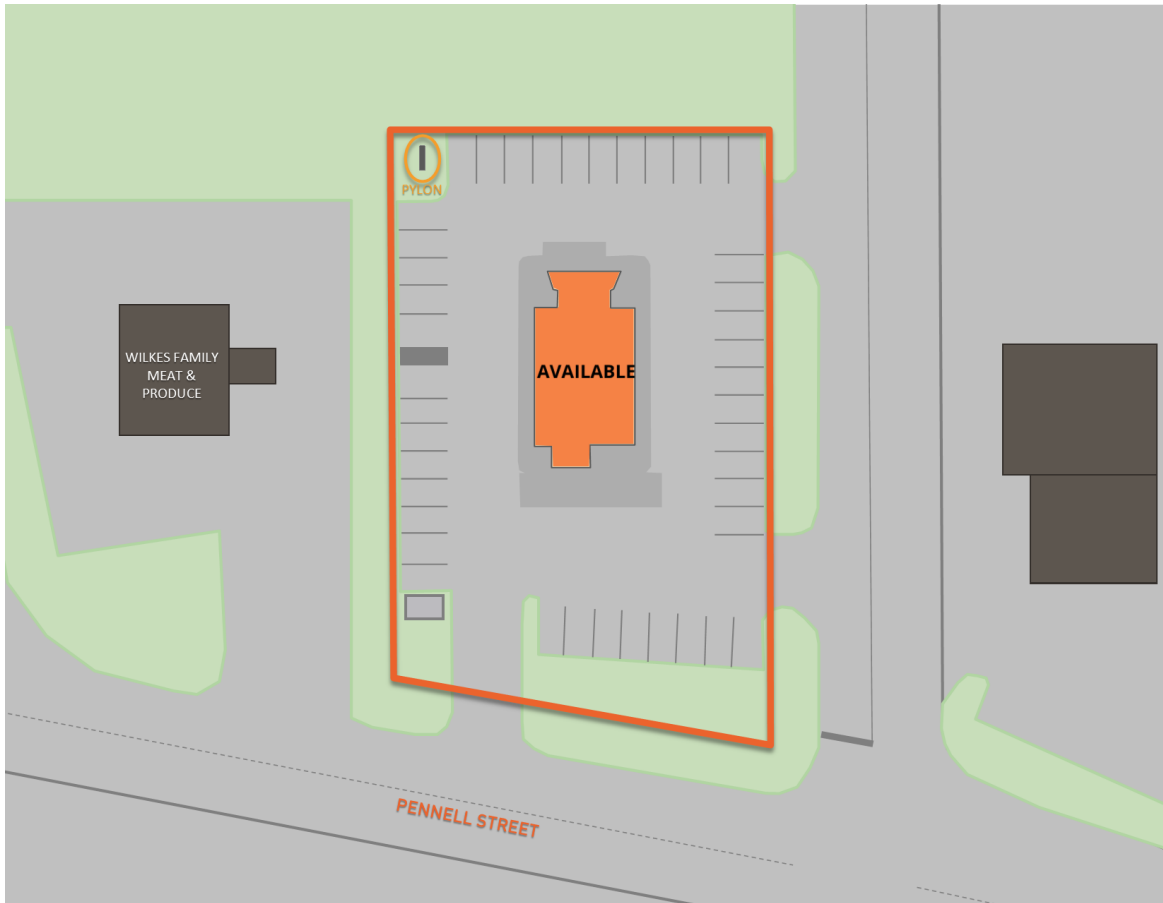
MATT HENRY • matt.henry@tscg.com • 704.335.5455



# FORMER LONG JOHN SILVER'S

1303 Curtis Bridge Road, Wilkesboro, NC 28697

## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	2,127 SF

### EXCLUSIVE AGENT(S)

DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455

MATT HENRY • matt.henry@tscg.com • 704.335.5455