

**PRICE REDUCED**



**RETAIL PROPERTY FOR SALE**

## FORMER RESTAURANT

637 NC 24 27 BYPASS E, ALBEMARLE, NC 28001



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

**Sale Price:** \$395,000  
**Price / SF:** \$80.02  
**Lot Size:** 1.06 Acres  
**Year Built:** 1992  
**Building Size:** 4,936 SF  
**Traffic Counts:** 8,100 AADT @ Henson St. (0.11 miles N)  
 16,000 AADT @ Bird St. (0.14 miles SW)

### PROPERTY OVERVIEW

Former Denny's restaurant.

### PROPERTY HIGHLIGHTS

- 1.06 acres with 60 parking spaces.
- Front parking not owned; \$20,000 annual easement fee.
- Great for retail, restaurant or bank users.
- Zoned GHBD (General Highway Business District)
- 2015 Taxes: \$6,835.42
- Area retailers: Walmart, Lowe's, Belk, JCPenney, Tractor Supply, Office Max, Ingles, and Food Lion.

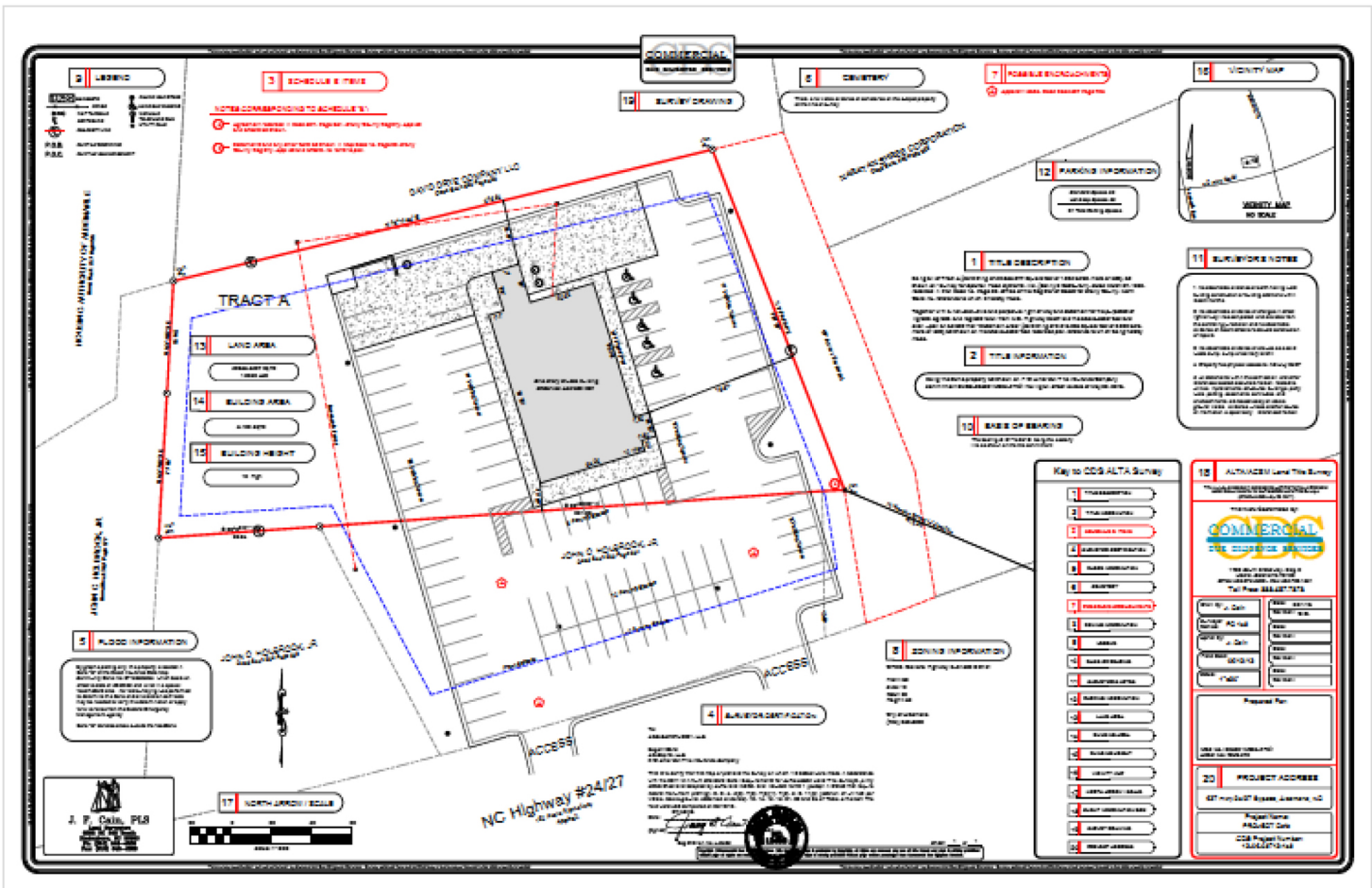
### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	905	4,797	8,273
Total Population:	2,252	12,134	21,711
Average HH Income:	\$42,855	\$46,104	\$50,175

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SURVEY



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