

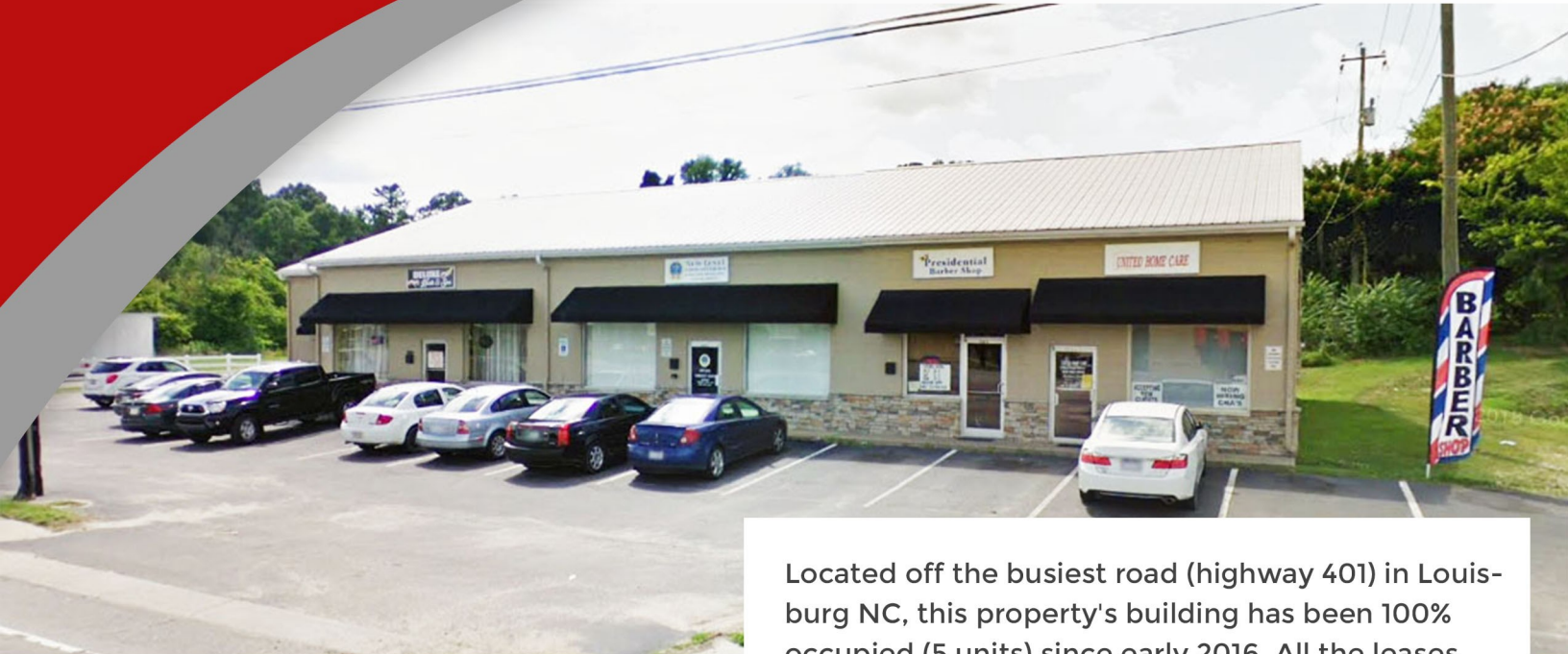
**308-312 S Bickett Blvd**  
308-312 S Bickett Blvd, Louisburg, NC 27549



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## General Information



**Price: \$1,175,000**

<b>Property Type:</b>	Retail
<b>Property Sub-type:</b>	Storefront Retail/Office
<b>Building Class:</b>	C
<b>Sale Type:</b>	Investment
<b>Lot Size:</b>	2.92 AC
<b>Gross Leasable Area:</b>	5,966 SF
<b>Parking Ratio:</b>	3.43/1,000 SF
<b>Zoning Description:</b>	B2
<b>APN / Parcel ID:</b>	019011
<b>Cross Streets:</b>	Hwy US-401

**Traffic Count = 23,000**

Located off the busiest road (highway 401) in Louisburg NC, this property's building has been 100% occupied (5 units) since early 2016. All the leases are current, renewed, or anticipated to renew soon. Tenants include a barbershop, church, salon, and a couple of others. The building (5800 sq ft) was built in 1953 and completely renovated in late 2015. Not only does this property come with a building, but it also comes with 2.79 acres of vacant land. The property is located in a commercial neighborhood that includes McDonalds, Taco Bell, KFC, Subway, Food Lion and more. This property is also only 30 mins from Raleigh, 45 mins from Rocky Mount, and 45 mins from Henderson. Don't miss an opportunity to invest in a piece of real estate within a town that has a college, many historical houses, and recently added Zaxbys, LiL Ceaser's, Gamestop, Sheetz, plus more over the past 7 years. Zoning = The Highway Business District (B2) is generally located on the major thoroughfare in town and provides space for offices, services and retail goods. The regulations for this district are intended to require ample parking and for controlled traffic movement.

## Location

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Scan using QR code scanner app on your smartphone and directly view the map on your device.

# Aerial

308-312 S Bickett Blvd, Louisburg, NC 27549



## Demographic Summary Report

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Building Type: **General Retail** Total Available: **5,250 SF**  
 Secondary: **Storefront Retail/Office** % Leased: **0%**  
 GLA: **5,250 SF** Rent/SF/Yr: **Negotiable**  
 Year Built: **1952**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection	2,811	6,870	10,146
2018 Estimate	2,657	6,520	9,639
2010 Census	2,481	6,239	9,282
Growth 2018 - 2023	5.80%	5.37%	5.26%
Growth 2010 - 2018	7.09%	4.50%	3.85%
<b>2018 Population by Hispanic Origin</b>	260	610	859
<b>2018 Population</b>	2,657	6,520	9,639
White	1,174 44.19%	3,210 49.23%	4,975 51.61%
Black	1,403 52.80%	3,113 47.75%	4,372 45.36%
Am. Indian & Alaskan	23 0.87%	66 1.01%	95 0.99%
Asian	19 0.72%	38 0.58%	60 0.62%
Hawaiian & Pacific Island	1 0.04%	3 0.05%	4 0.04%
Other	38 1.43%	91 1.40%	135 1.40%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2023 Projection	1,019	2,517	3,734
2018 Estimate	961	2,385	3,542
2010 Census	890	2,274	3,401
Growth 2018 - 2023	6.04%	5.53%	5.42%
Growth 2010 - 2018	7.98%	4.88%	4.15%
Owner Occupied	489 50.88%	1,325 55.56%	2,122 59.91%
Renter Occupied	472 49.12%	1,060 44.44%	1,420 40.09%
<b>2018 Households by HH Income</b>	960	2,385	3,539
Income: <\$25,000	483 50.31%	1,056 44.28%	1,432 40.46%
Income: \$25,000 - \$50,000	192 20.00%	546 22.89%	868 24.53%
Income: \$50,000 - \$75,000	119 12.40%	323 13.54%	481 13.59%
Income: \$75,000 - \$100,000	109 11.35%	250 10.48%	364 10.29%
Income: \$100,000 - \$125,000	13 1.35%	70 2.94%	146 4.13%
Income: \$125,000 - \$150,000	4 0.42%	26 1.09%	80 2.26%
Income: \$150,000 - \$200,000	33 3.44%	94 3.94%	123 3.48%
Income: \$200,000+	7 0.73%	20 0.84%	45 1.27%
<b>2018 Avg Household Income</b>	\$41,796	\$45,658	\$49,075
<b>2018 Med Household Income</b>	\$24,851	\$28,204	\$30,150

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