

Commercial/Tourism/Retail

Investment Opportunity



THE BEST MULTI-STRUCTURE & PRIME NC 226 HIGHWAY FRONTAGE PORTFOLIO AVAILABLE IN THE AREA



13780 Hwy. 226 S

SPRUCE PINE NC 28777

EXCLUSIVELY MARKETED BY

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286 Oak Ave

Spruce Pine, NC 28777

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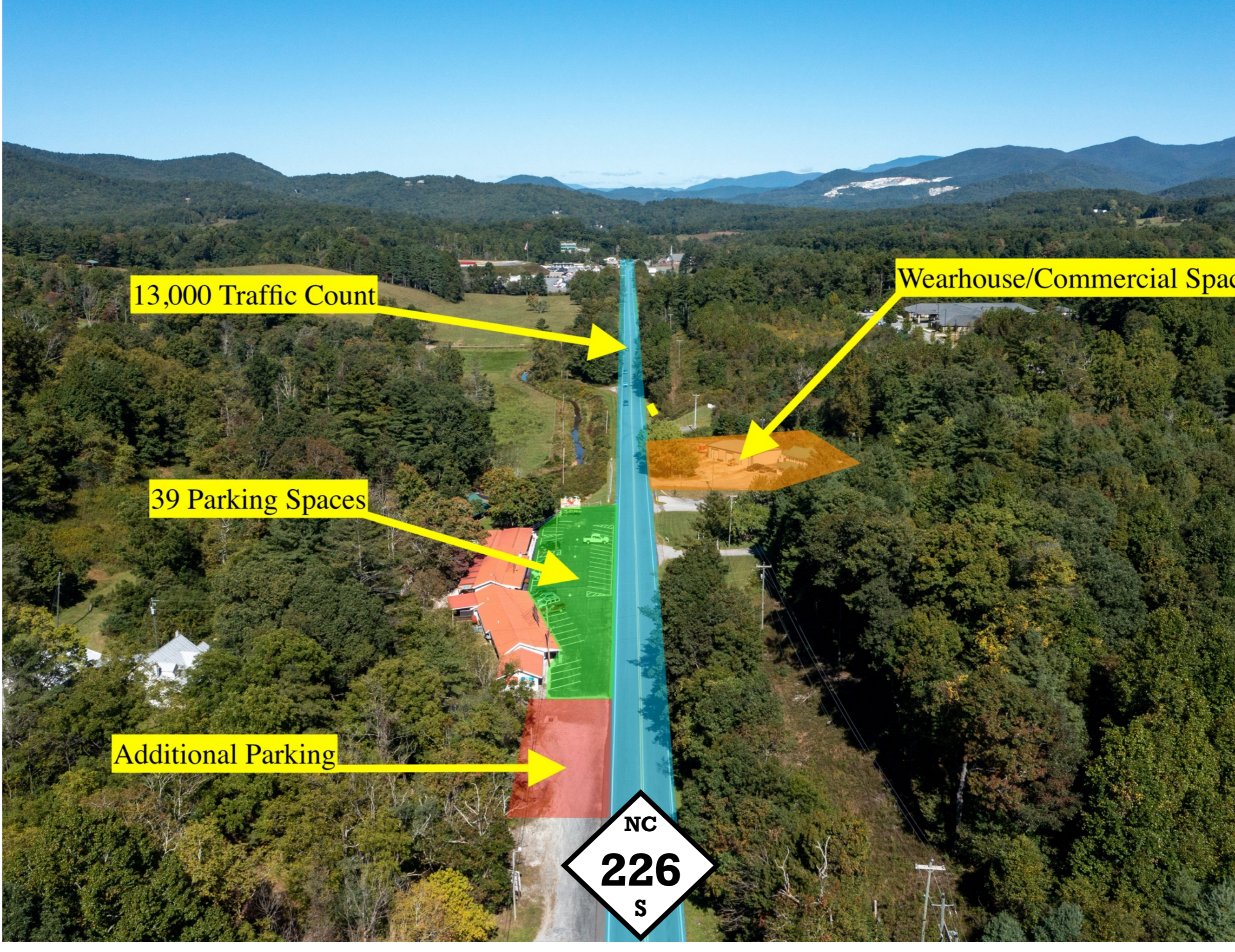


13,000 Traffic Count

Warehouse/Commercial Space

39 Parking Spaces

Additional Parking



Location Map



Offering Summary



OFFERING

Price	\$1,900,000
Net Operating Income	NA
Cap Rate	NA
Tenant	NA
Franchisee	NA
Lease Type	NA
Lease Term	NA

PROPERTY SPECIFICATIONS

TOTAL LAND AREA	127,630.80 SF
ACERAGE	2.93+/- Acres
Property Addresses	Main Store 13780 S Hwy 226 Aux Retail 13729 S Hwy 226 Cabin 13752 S Hwy 226 Home/Pool 13748 S Hwy 226
Year Built/Remodded	1990
Parcel Numbers	<u>0798-00-66-4387</u> 0798-00-66-6671 0779-00-20-4873
Ownership	Fee Simple



East Fork Grassy Creek

226

226

226

East Fork Grassy Creek

Gem Mountain
Gemstone Mine



Property Overview

LOCATION



13780 S Hwy 226
Spruce Pine NC 28777

ACCESS



Both Sides of NC 226 S; Between Walmart Super Center & GMC/Chevrolet Dealership

TRAFFIC COUNT



13,000 Average Per Day

ATTRACTIONS



Just North of The Blue Ridge Parkway
Just South of Downtown Spruce Pine
Central to All Dining, Shopping & Entertainment
Currently Serves As One of the Area's Main Attractions

PARKING



60+ (Paved & Gravel Lots)

HIGHWAY FRONTAGE



673.8 Linear Feet Combined
445.4 (Active Retail Side)
228.4 (Warehouse & Aux. Retail Side)

BUILT



Built: 1987-1990

ZONING



NONE!

+/-14,455.70 Square Foot Under Roof

Main Shops:	4,386.26 Sq.Ft.
Aux Retail Building:	5,114.12 Sq.Ft.
Metal Building:	2,204 Sq.Ft.
Cabin:	452.32 Sq.Ft.
Residential Home:	2,299 Sq.Ft.





Additional Ground Level Retail and/or Restaurant & Potential Multi-Unit Housing Space (unfinished) on Upper Level with Abundant Parking & Staging Areas.

\$ Value \$
\$ Add \$
\$ Potential \$

AREA DEMOGRAPHICS

Median Household Income (Spruce Pine)	\$44,375
Workforce	
Agriculture, Forestry, Mining	8.11%
Construction	7.11%
Manufacturing	16.57%
Wholesale Trade	1.7%
Transportation, Warehousing, Utilities	3.28%
Information	2.1%
Finance, Insurance, Real Estate	3.28%
Professional, Scientific, Management	4.45%
Educational, Health Care, Social Services	25.02%
Public Administration	7.02%
Other Services	8.44%

