

QSR OPPORTUNITY

Investor/Operator Ready



6187 US Hwy. 19-E

SPRUCE PINE, NC 28777-8945

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Offering Summary



OFFERING

Price	\$600,000
Net Operating Income	NA
Cap Rate	NA
Tenant	Vacant
Franchisee	TBD
Lease Type	TBD
Lease Term	TBD

PROPERTY SPECIFICATIONS

Total Square Feet	2,732 SF
Land Area	1.13 Acre
Property Address	123 Main Street Spruce Pine
Year Built/Remodled	1984/2012
Parcel Number	0890-15-64-7445
Ownership	Fee Simple

Investment Highlights

- Partially equipped, along with tables & chairs in dining area. Hoods, ovens, ice cream cabinet, walk-in freezer/ refrigeration, and drive-thru
- New HVAC (10 ton and 3 ton units)
- Roof replaced- 2018 with 10 year warranty
- Natural gas, refuse & utility corral
- 205' of road frontage on US Hwy. 19-E
- Visibility— exposure on major east-west arterial thoroughfare connecting Asheville, NC to Boone, NC
- Central to all major employers within ½ to 3 miles
3,500-4,000 employed individuals
- 3 miles from regional community college— approximately 1,000 students; 4 miles to the world famous Penland School of Crafts— Approximately 1,600 students.
- Property adjacent to downtown with **28,782** regional daily consumers for dining, shopping, medical and legal services, entertainment, and employment.



Roof Replaced in
2018

New HVAC Systems



Property Overview

LOCATION



6187 US Hwy. 19-E
Spruce Pine NC 28777-8945

PARKING



Two Handicap
Spaces & 38 Regular

ACCESS



US Hwy. 19-E: Two Access Points
Cabin Road: One Access Point

PARCEL



1.13 ACRES/1.06 ACRES OF
PARKING LOT

TRAFFIC COUNT



9,300 (2022— AADT)

BUILT



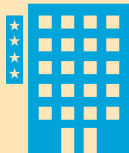
Built 1977/Renovated in 2012

IMPROVMENT



NEW HVAC (10 ton & 2 ton units)/
Roof Replaced 2018 w/ 10 Year

ZONING



C-3 Highway Business







Down Town Spruce Pine



1.13 Acres

**DOLLAR
GENERAL**

205 Ft. Road
Frontage

Highway 19E

Cabin Rd.

**Tri-County Equipment
Rental & Construction
Services**



**FITNESS
EXPRESS**

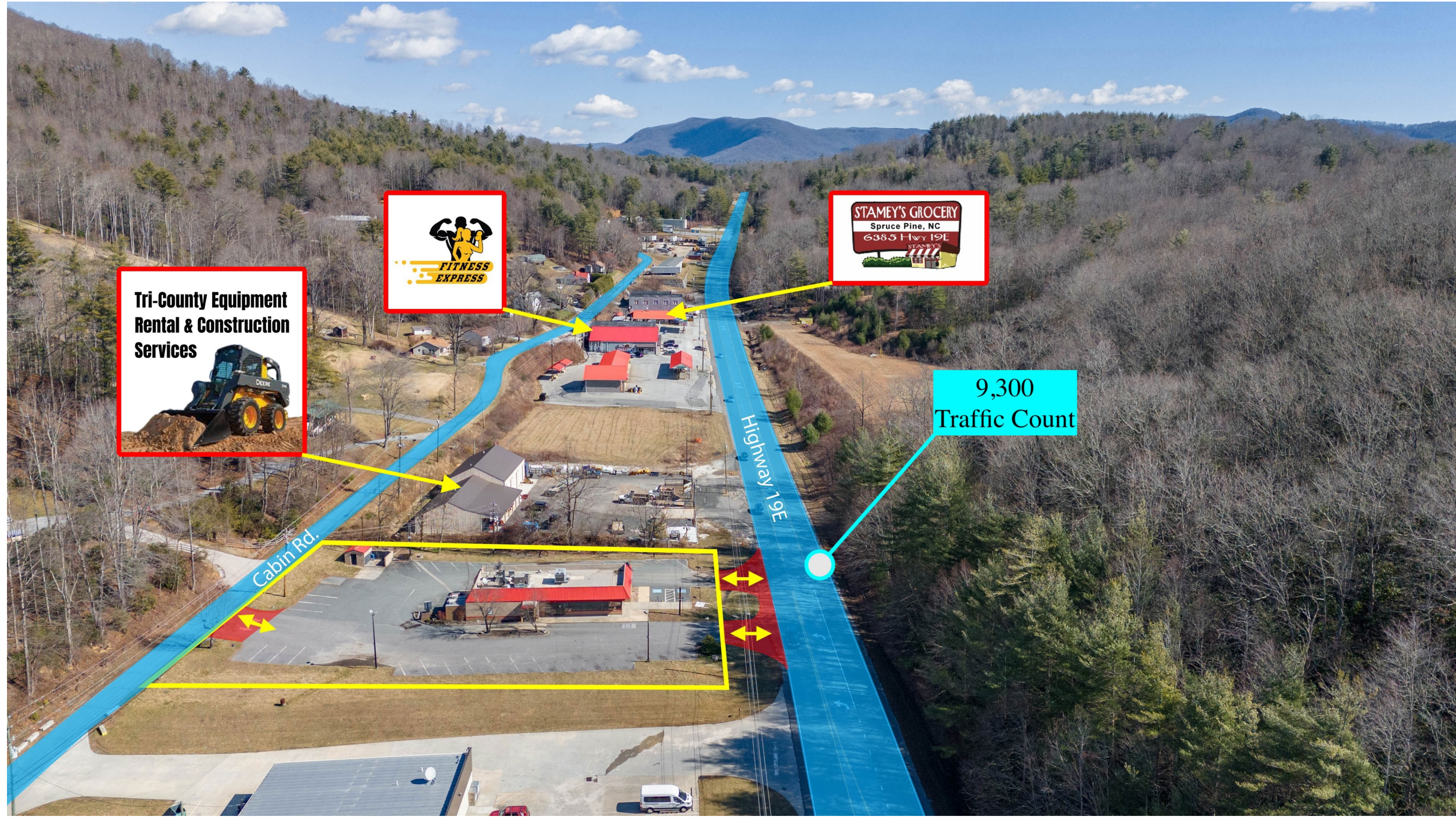
STAMEY'S GROCERY
Spruce Pine, NC
6385 Hwy 19E

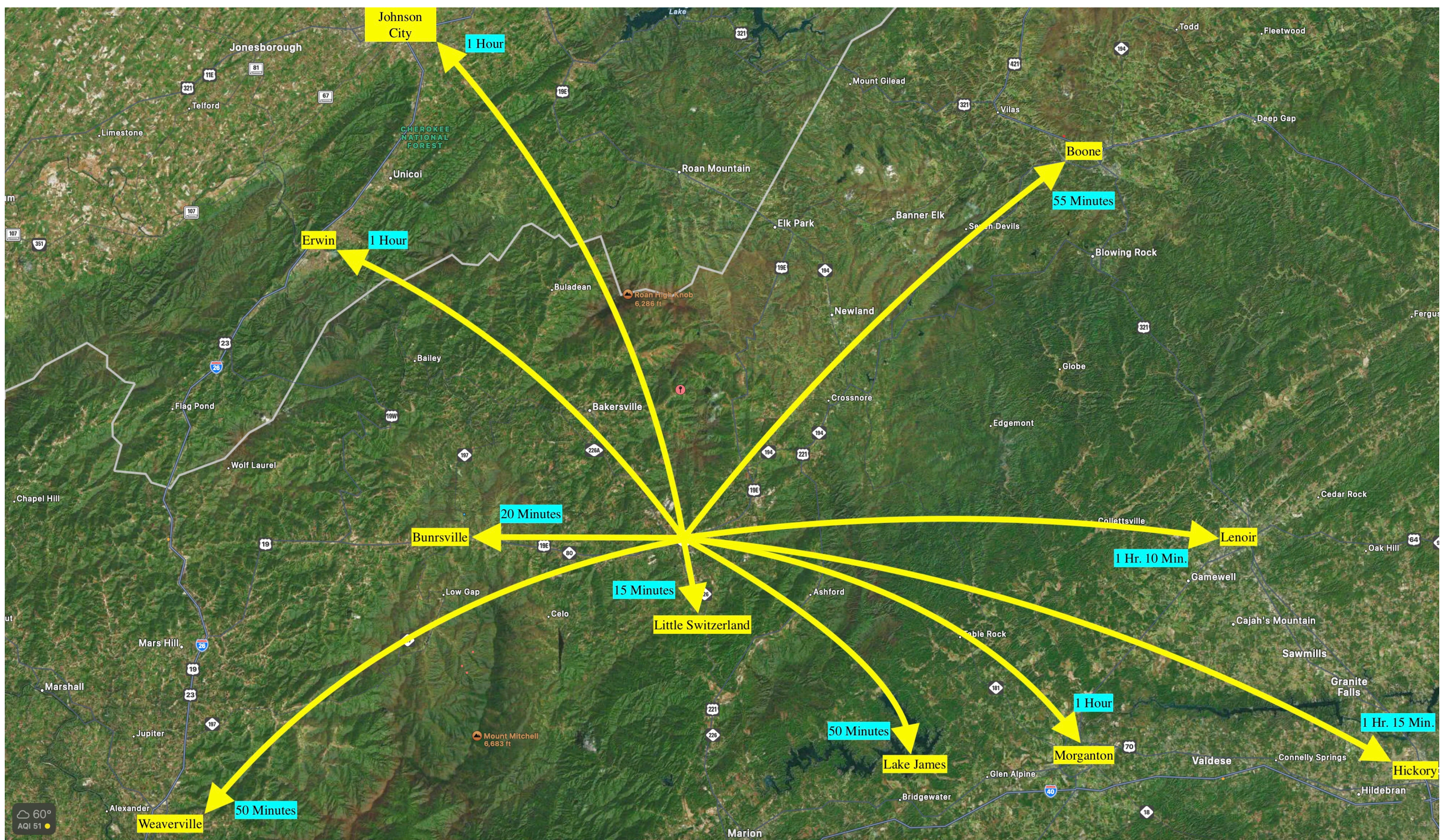


9,300
Traffic Count

Cabin Rd.

Highway 19E







Subject Property
6187 US Hwy. 19-E
Spruce Pine, NC



AREA OVERVIEW



Spruce Pine is the largest “*small town*” between Asheville, NC and Boone, NC with a burgeoning economy and a strong index for growth. In addition to the industrial, retail and housing market, tourism alone brought in \$44,280,000 in 2022 to local county businesses. In this dynamo of a town with a vigorous mining industry expansion we see opportunities hitherto unafforded to other towns similar in size.

Spruce Pine began life as a train town, but the whole area had already established itself as a gemstone and one of the most strategically important mining centers many years before.

Bombardier Motor Corp. of America (makers of **Can-Am & SeeDo**), along with **Buck Stove Corporation**,

Sibelco North America, PRC Industries, and The Quartz Corp. USA have established their companies and livelihood here amongst all those so fortunate enough to call this place home. In addition to the natural beauty being located just off the **Blue Ridge Parkway** and the organic growth of the area, **due to a major \$500 million dollar expansion taking place within one of the major mining organizations, Spruce Pine is gaining employment, housing, and educational opportunities.**

“Trains, mines, timber, industry— along with breathtaking views of the most beautiful place on earth bringing tourism and inspiring retirement have made up the economic wealth of this entire region.”

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Population	1,340	6,423	10,037
2028 Population	1,344	6,418	10,014
Projected Growth	0.30%	(0.08%)	(0.23%)
Average Age	42	44	45
2023 Total Households	567	2,513	3,775
HH Growth 2023-2028	0.18%	(0.20%)	(0.45%)
Median Household Income	\$37,666	\$48,742	\$50,190
Avg. Household Size	2.30	2.30	2.30
2023 Avg. HH Vehicles	2.00	2.00	2.00
Median Home Value	\$143,333	\$159,391	\$163,164
Median Year Built	1970	1974	1975



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