

# Operating +/-9,046 SF Restaurant for Sale

**3103 Taylorsville Rd @ I-40 off Ramp, Statesville NC**

**Large Kitchen, Multiple Dining Rooms, Full ABC, Banquet Room**



## Property Highlights

- ◆ +/-9,046 SF Restaurant for Sale or Lease
- ◆ Located on +/-1.30 Acres
- ◆ All Food Prep Equipment included in Sale
- ◆ +/-65 Parks, plus Overflow Parking
- ◆ Contiguous to new Bojangles
- ◆ Seating: to 300+ Seats
- ◆ Hi-Rise I-40 Pylon Sign
- ◆ Hoods: 2; Grease Traps: 2
- ◆ Walk-In Coolers: 2; Walk-in freezer; HVAC 6 Units; Ice Machines: 2.
- ◆ Visibility to I-40 Westbound
- ◆ **Operating Restaurant - Confidential Please**

## Area Generators - Close Proximity to:

- ◆ McDonald's, CVS, Bojangles, Ingles, Katana Kitchen, Burger King, Southern States, Arby's, Dollar General, Subway, Shell, others.
- ◆ Heavy Employment Base:
  - Manufacturing &
  - Distribution: 8,500 jobs within 3 miles
- ◆ I-40 & Hwy 64 Provide Regional Access
- ◆ New Residential Growth to North/NW

### Demographic Profile:

(SUSA 2022)

**Population:**  
**Avg HH Income:**  
**Employment/Daytime Pop.:**

<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
17,531	42,708	61,656
\$59,357	\$63,670	\$65,383
16,219	37,841	53,702

**Traffic Counts:**  
 (NCDOT 2021)

**Taylorsville Rd/Hwy 64** 26,500 VPD  
**I-40:** 44,500 VPD

**Sale Price: Call for Pricing, Additional Information**

**RAYMOND D. COLLINS, JR., CCIM**  
**OFC: (336) 768-0555 M: 336-978-6444**  
**FAX: (336) 768-2055**  
**EM: ray@collinscommprop.com**  
**WEBSITE: www.collinscommprop.com**



**COLLINS COMMERCIAL PROPERTIES, INC.**  
**2990 Bethesda Place, Suite 601C**  
**Winston-Salem, NC 27103**

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Operating +/-9,046 SF Full Service Restaurant with ABC and Banquet Room on +/-1.30 Acres  
3103 Taylorsville Rd/Hwy 64 @ I-40, Statesville NC

Join CVS, McDonald's, Bojangles', Ingles, Arby's, Burger King





3111

3102

Beechnut Ln

Beechnut Ln

W Front St

W Front St

ANNEX PB 9-7

PB 71-197

PB 71-192

7091

271

101

61

60

60

58

57

304

3103

107

1051

119

1040

137

30

40

40

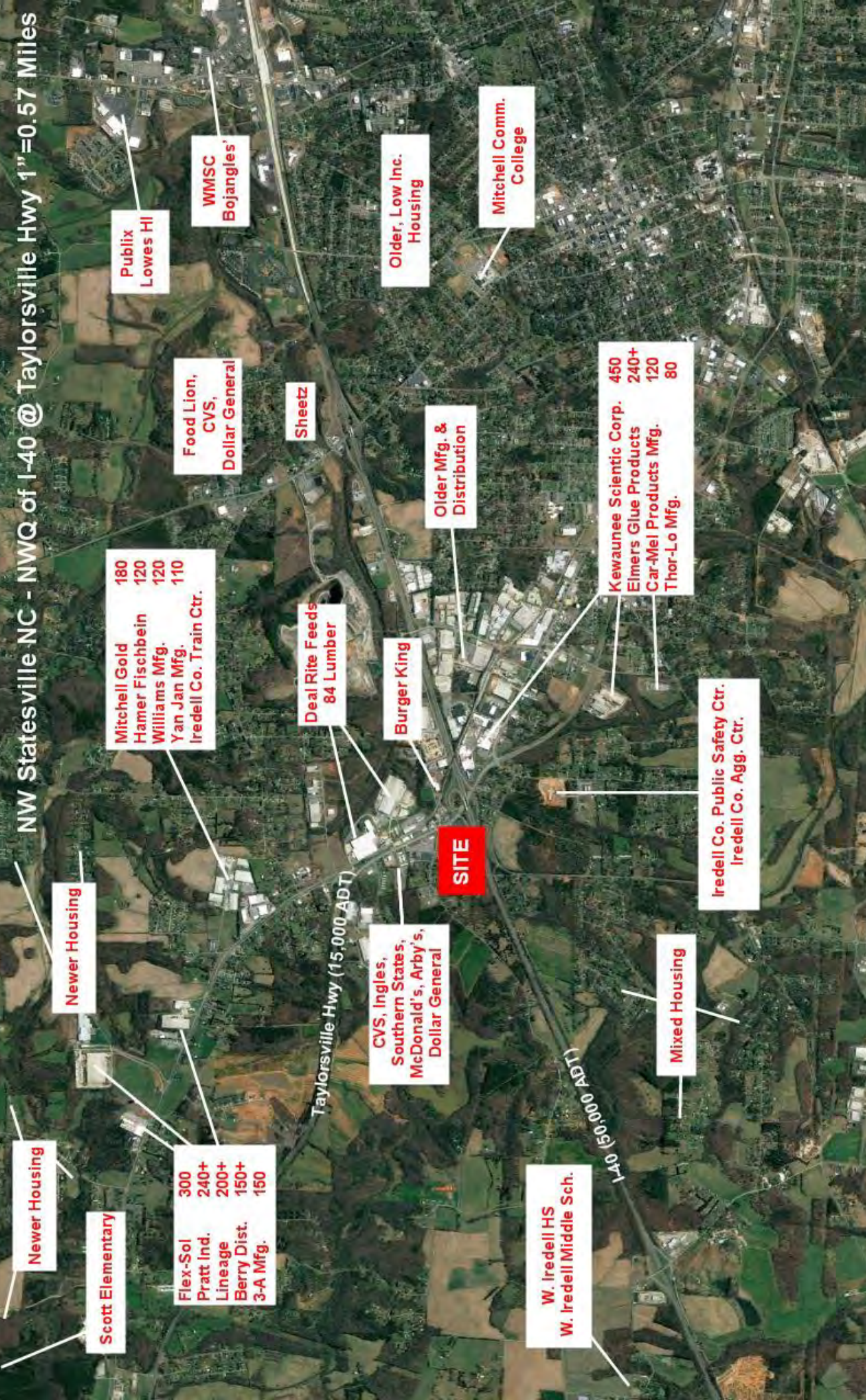
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NW Statesville NC - NWQ of I-40 @ Taylorsville Hwy 1"=0.57 Miles



Newer Housing

Newer Housing

Scott Elementary

Flex-Sol 300  
Pratt Ind. 240+  
Lineage 200+  
Berry Dist. 150+  
3-A Mfg. 150

Mitchell Gold 180  
Hamer Fischbein 120  
Williams Mfg. 120  
Yan Jan Mfg. 110  
Iredell Co. Train Ctr.

Food Lion, CVS, Dollar General

WMSC Bojangles'

Publix Lowes HI

Sheetz

Deal Rite Feeds 84 Lumber

CVS, Ingles, Southern States, McDonald's, Arby's, Dollar General

Burger King

Older, Low Inc. Housing

Older Mfg. & Distribution

Mitchell Comm. College

**SITE**

Kewaunee Scientific Corp. 450  
Elmers Glue Products 240+  
Car-Mel Products Mfg. 120  
Thor-Lo Mfg. 80

Mixed Housing

Iredell Co. Public Safety Ctr. Iredell Co. Agg. Ctr.

W. Iredell HS  
W. Iredell Middle Sch.

Taylorsville Hwy (15,000 ADT)

I-40 (50,000 ADT)