

1.30 Acre ReDevelopment Site/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

- ◆ +/-1.30 Acre Development Site
- ◆ Very High Visibility to I-40 Westbound
- ◆ +/-9,046 SF Restaurant for Sale or Lease
- ◆ Hi-Rise I-40 Pylon Sign
- ◆ Contiguous to new Bojangles
- ◆ All Food Prep Equipment included in Sale
- ◆ Hoods: 2; Grease Traps: 2
- ◆ Walk-In Coolers: 2; Walk-in freezer; HVAC 6 Units; Ice Machines: 2.
- ◆ **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 2023)

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

<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
16,282	41,363	59,464
\$82,528	\$84,730	\$84,431
15,594	33,258	47,522

Traffic Counts: (NCDOT 2021)

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

Price Reduced to \$975,000 from \$1,100,000

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+/-1.30 Acre Re-Development Site/9,046 SF Full Service Restaurant – For Sale
3103 Taylorsville Rd/Hwy 64 @ I-40, Statesville NC
Join CVS, McDonald's, Bojangles', Ingles, Arby's, Burger King





