



**2ND GENERATION QSR PROPERTY FOR SUBLEASE**

**4535 US HIGHWAY 70 WEST**

KINSTON, NC 28504



## 4535 US HIGHWAY 70 WEST

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Ideally located at 4535 US Highway 70 West, Kinston, NC, 28504, this freestanding property, currently operating as a Wendy's restaurant, presents a prime subleasing opportunity. This 2nd generation QSR sublease is available until 12/31/2034.

**TENANT CURRENTLY OCCUPYING. DO NOT DISTURB.**

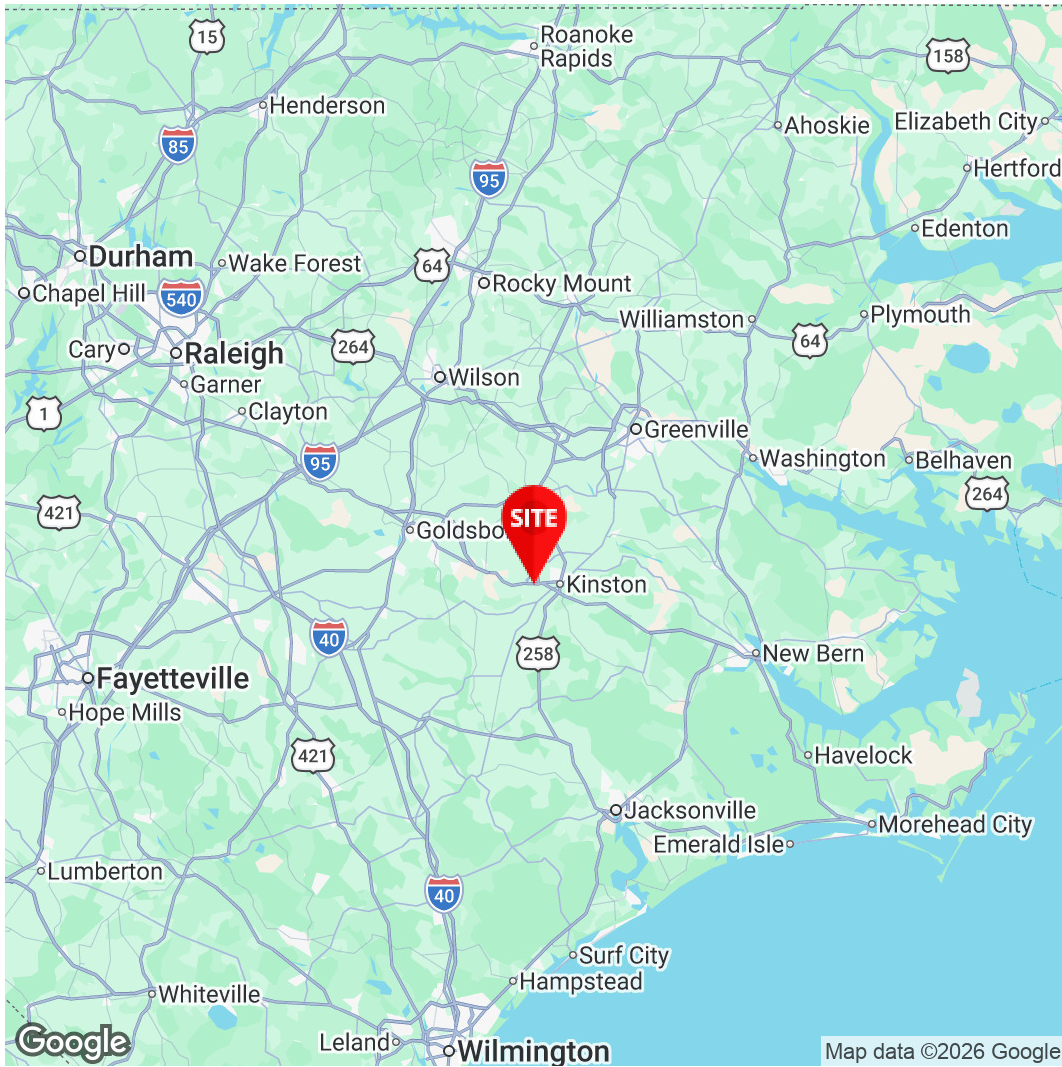
## PROPERTY HIGHLIGHTS

- Freestanding, 2nd generation drive-thru QSR.
- Pylon sign available.
- Available for sublease until 12/31/2034.
- Hwy 70 West: 23,000 VPD
- Zoned I-B
- Across the street from Kinston Pointe Shopping Center with 3.2M annual visits.
- 47 parking spaces

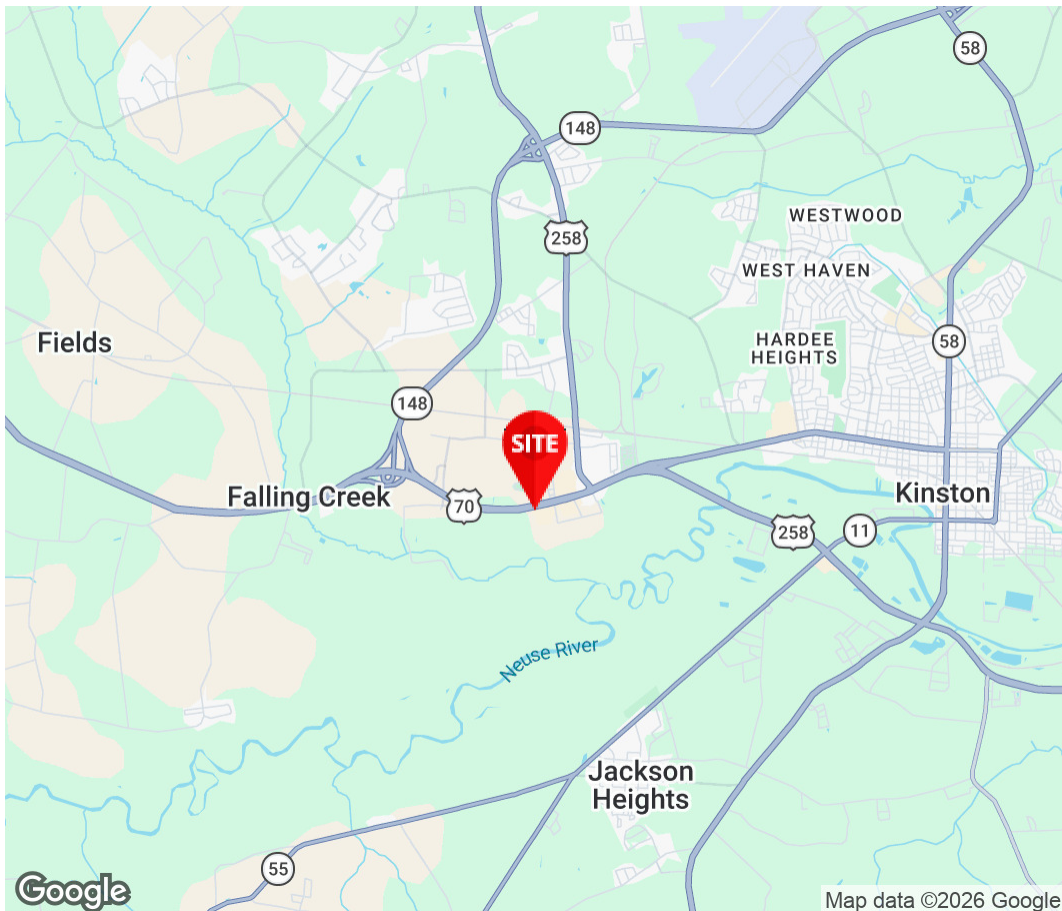
## OFFERING SUMMARY

<b>Lease Rate:</b>	Call Broker
<b>Available SF:</b>	3,400 SF
<b>Parcel Size</b>	1.58 acres

<b>DEMOGRAPHICS</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	3,153	10,981	20,697
<b>Daytime Population</b>	7,921	18,113	21,824
<b>Population</b>	7,255	25,347	49,481
<b>Average HH Income</b>	\$69,989	\$61,638	\$64,073



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