

RETAIL PROPERTY FOR LEASE

FREE STANDING SECOND GENERATION RESTAURANT AVAILABLE FOR LEASE

2200 N Fayetteville St | Asheboro, NC 27203



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COMMERCIAL REAL ESTATE

2200 N FAYETTEVILLE ST

Asheboro, NC 27203

RETAIL PROPERTY FOR LEASE



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Freestanding 6,568 SF second-generation restaurant available for lease at 2200 N Fayetteville St in Asheboro, NC. The fully built-out space includes two walk-in coolers and approximately 100 surface parking spaces, offering a turnkey opportunity for a restaurant or retail user. Offered on an absolute NNN lease at \$9,000 per month

OFFERING SUMMARY

Lease Rate:	\$9,000.00 per month (Absolute NNN)
Available SF:	6,568 SF
Lot Size:	1.65 Acres
Building Size:	6,568 SF

PROPERTY HIGHLIGHTS

- 6,971 SF Freestanding Second-Generation Restaurant
- Fully Built-Out Restaurant Space
- Two Walk-In Coolers Included
- Ample Parking (±100 Surface Spaces)
- High Visibility Freestanding Building
- Ideal for Restaurant or Retail User

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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FLOOR PLAN

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TOTAL: 6568 sq. ft

1st floor: 6568 sq. ft

EXCLUDED AREAS: ELECTRICAL ROOM: 186 sq. ft, STORAGE: 110 sq. ft, WALLS: 187 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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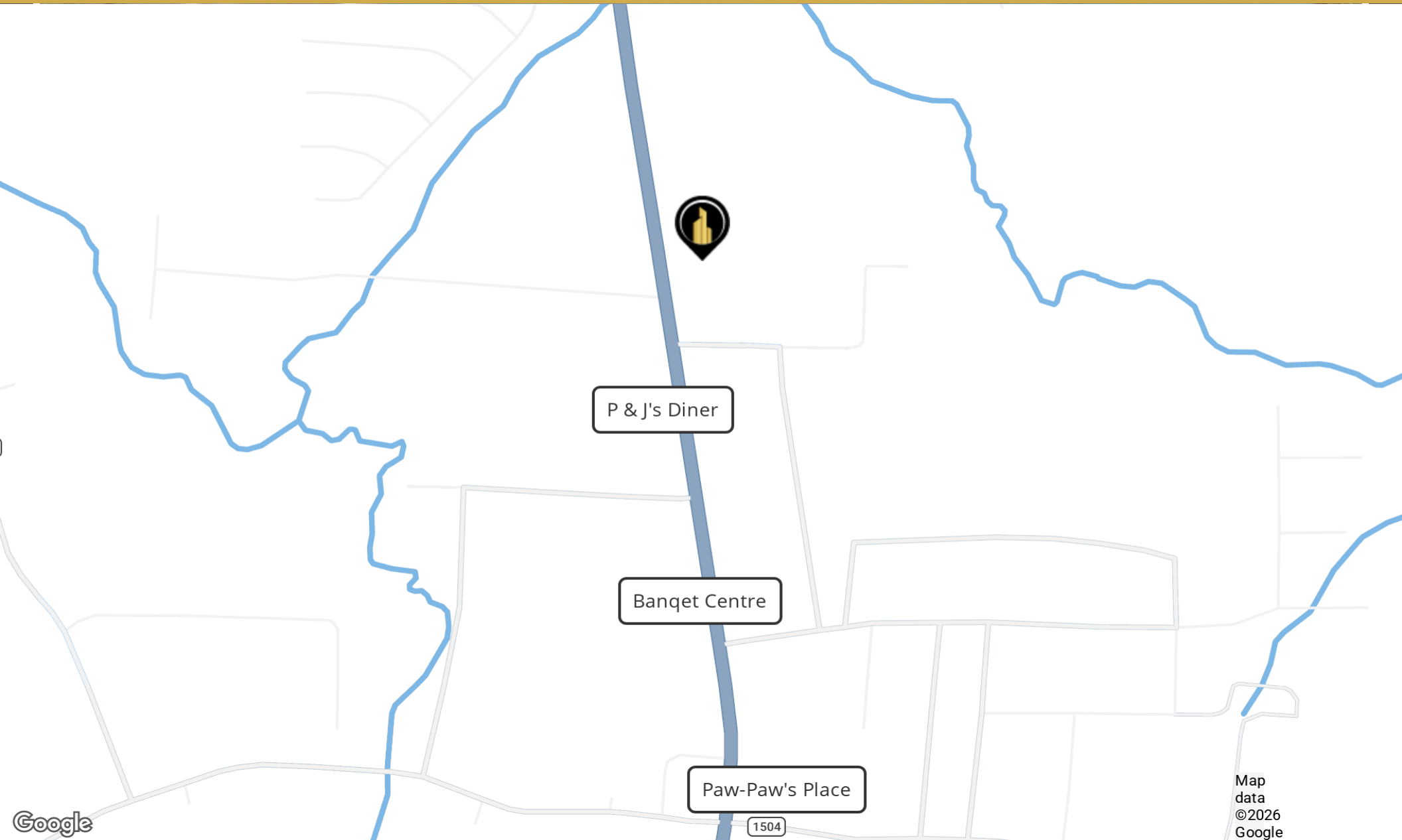
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LOCATION MAP

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DEMOGRAPHICS

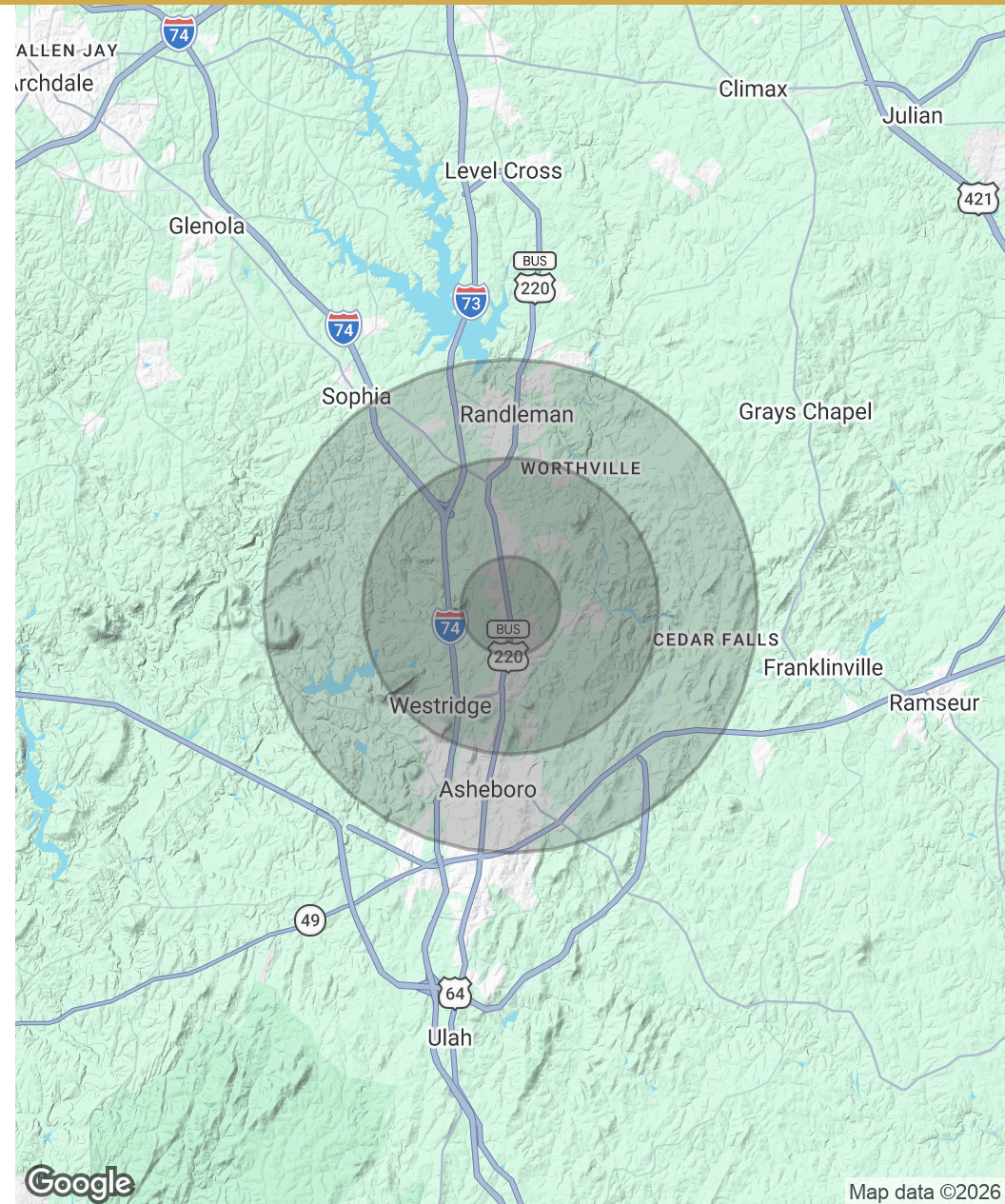
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,010	16,435	38,544
Average Age	33.0	38.3	37.8
Average Age (Male)	33.4	37.5	36.9
Average Age (Female)	33.3	39.2	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,234	6,550	15,067
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$55,094	\$70,412	\$68,111
Average House Value	\$106,500	\$190,261	\$194,897

2023 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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