

# RESTAURANT PROPERTY

**147 N NC Hwy 801  
Advance, North Carolina 27006**



## For Sale or Lease

### PROPERTY HIGHLIGHTS



- **Sale Price: \$2,250,000**
- **Lease Price: \$9,000 mo (NNN)**
- Building: 3,872 sf
- Parcel: 0.86 ac
- Solid demographics
- Traffic count: 22,130

### LOCATION OVERVIEW



Former Wendy's property located on North Highway 801 in Advance, North Carolina. Nice building and location. Good traffic, solid demographics.

	<u>2 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	8,953	40,693	163,327
HH Income	\$122,744	\$115,117	\$101,241
Households	3,898	16,433	68,324



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