

RETAIL / RESTAURANT USER



FOR SALE  
NOW AVAILABLE

4075 Highway 24 / 27 | Midland, NC 28107

Free standing 2nd generation restaurant building with high visibility and full service access on Hwy 24/27 in Midland. Owners have recently finished extensive renovations to the building and property. This extensive renovation (finished in 2019) includes electrical rewire, brand new standing seam metal roof, two new Trane HVAC systems, updated plumbing, flooring, bathrooms, new water tank, new outdoor shed, fence, grading work, parking lot, security system, etc. This property would be ideal for another restaurant or small business user. Buyer can take advantage of the future growth down this highway after development spread outside of Mecklenburg County.

- ✓ \$299,000 PURCHASE PRICE
- ✓ +/- 1,867 TOTAL SQ. FT.
- ✓ EXTENSIVE RENOVATIONS
- ✓ 22,000 CPD TRAFFIC COUNTS
- ✓ HWY 24/27 COMMERCIAL ZONING

*\*All information needs to be independently verified.*



## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,546	5,389	15,319
Avg. HH Income	\$55,556	\$59,496	\$60,979
Pop. Growth ('20-'25)	2.06%	3.13%	3.28%

\*Source 2020 Esri Business Analyst



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