

Fully-Equipped Restaurant for Lease



Property Information

Freestanding Restaurant
Fully equipped and recently renovated
Comprehensive new landscaping

717 York Road
Kings Mountain, NC 28086

Building SF: +/- 4,320 SF freestanding
Acreage: 1.05 AC
Parking: 48 surface spaces

Overview & Location

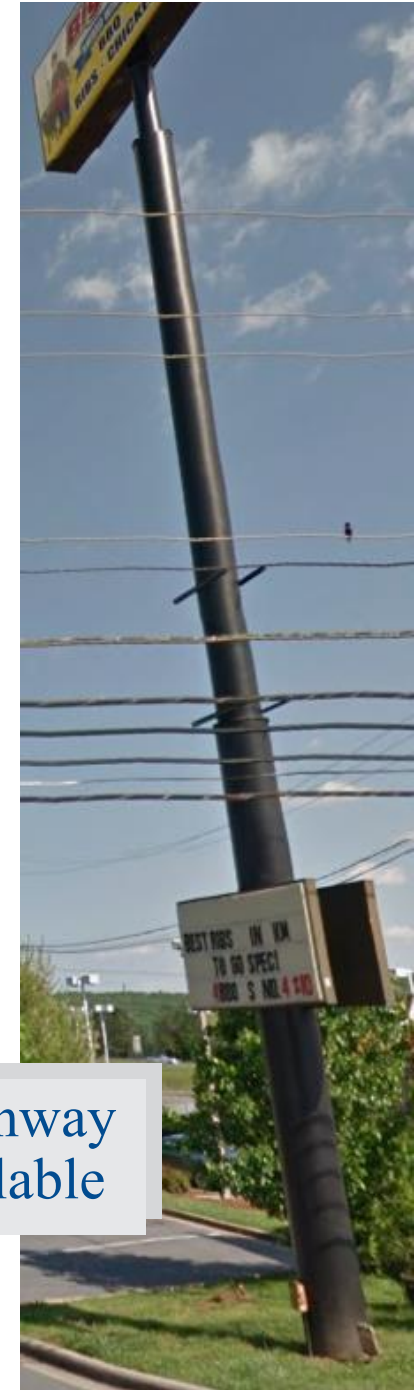
- 4,320 freestanding restaurant on 1.05 AC. Property has been completely remodeled inside and out. It features heavy timbers, stonework and extensive landscaping along with a drive-thru window and large patio area for numerous outdoor dining or entertainment possibilities.
- Located less than .2 mile from Exit 8 directly off I-85 w/ large highway sign
- Easy Interstate accessibility and close proximity to several national hotels (Quality Inn, Holiday Inn Express, Super 8) and numerous local attractions such as KM Historical Museum, KM State Park, KM Country Club, Crowder's Mountain State Park, and Moss Lake.
- Great visibility with easy ingress and egress plus ample parking from 48 on-site spaces. Daily traffic counts at I-85 Exit 8 are 44,000 vehicles per day and 11,600 along York Road.
- Restaurant is in excellent condition and is fully equipped and furnished with a remodeled dining room & much kitchen equipment.



Daily Traffic Counts

- 44,000 vehicles/day on I-85 (Exit 8)
- 11,600 vehicles/day on York Road





Location Details

- Located just .2 mile from Exit 8 at I-85 between 3 national hotel chains.
- Site is highly visible and situated in the main hotel area of Kings Mountain near many local attractions and businesses.
- Less than 8 miles from Gastonia and 30 miles from downtown Charlotte.

Large Highway Sign Available

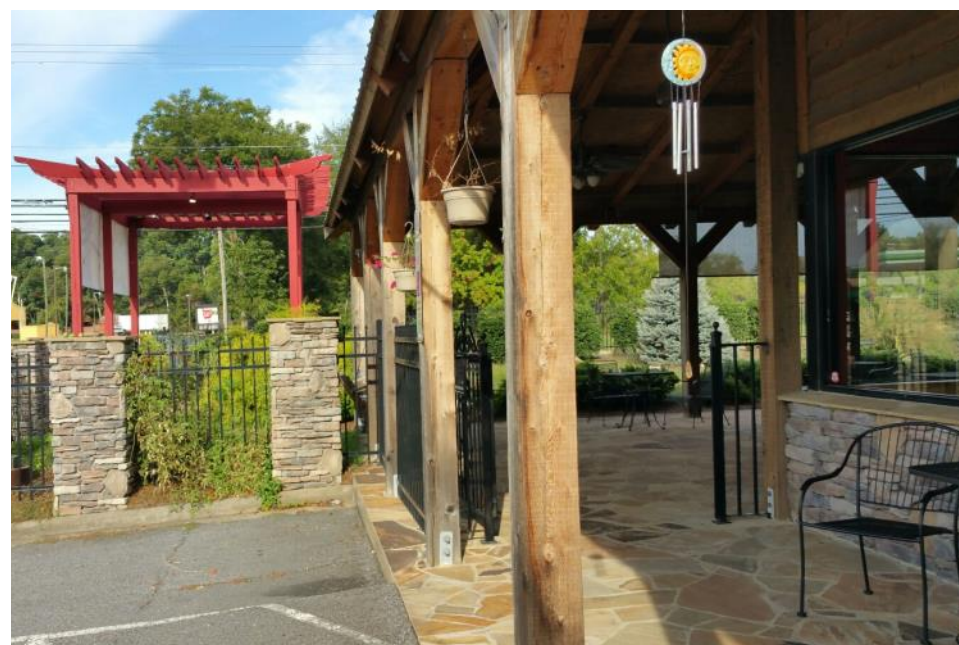


All dining area & patio furnishings,





Large assortment of kitchen equipment





Property is ready for restaurant operation.

Fantastic new landscaping throughout.



Demographics	1 miles	3 miles	5 miles
Population Density (2015)	1,551	12,270	28,161
Average HH Income (2015)	\$36,441	\$48,732	\$50,336
Median Age	38	40	41
Daytime Employees	4,779	12,596	23,525
# of Households (2015)	696	4,928	11,076