



357 N Generals Blvd

Lincolnton, NC 28092

Site

Available for Sale or Lease

+/- 10,386 SF 2nd Gen Restaurant on +/- 4.02 AC

Property Overview

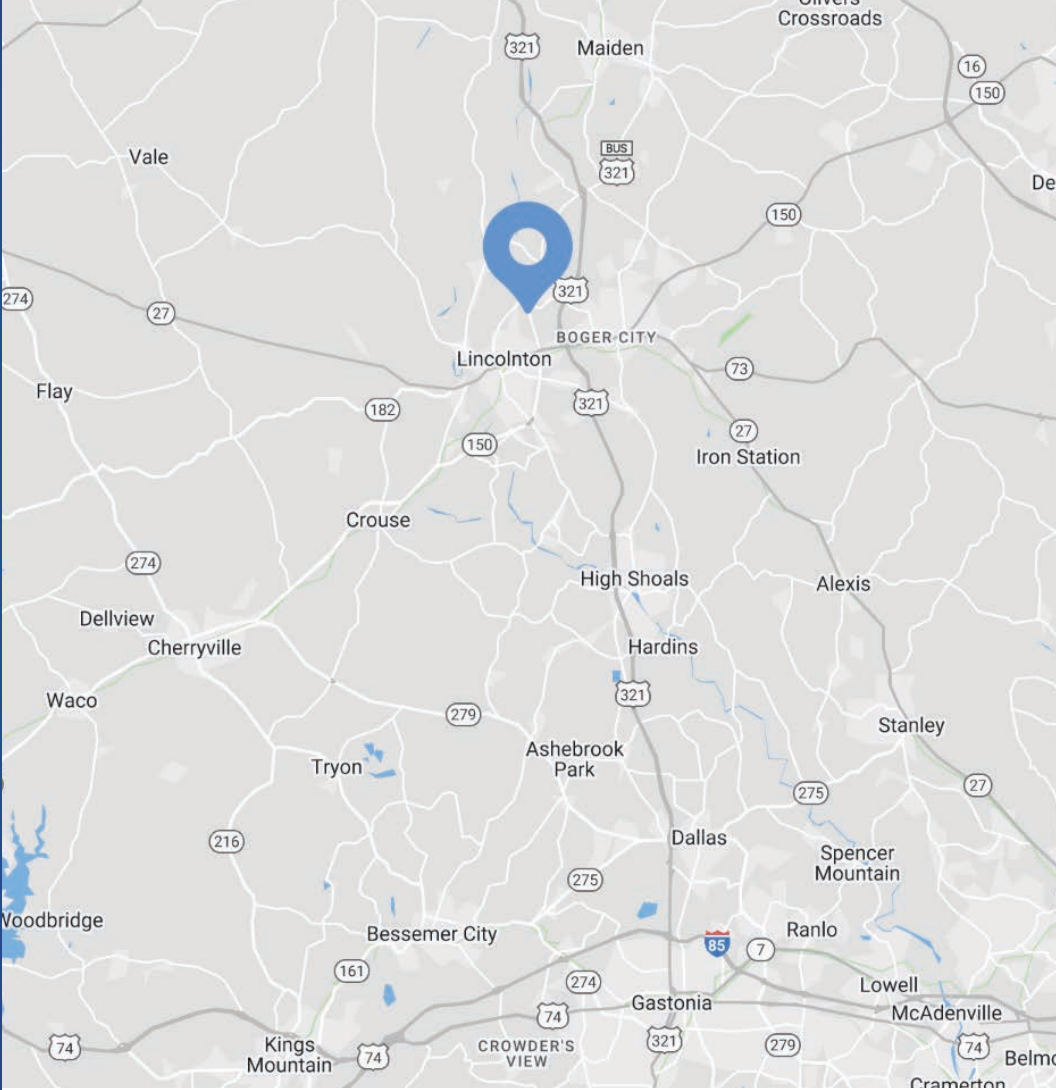
357 N Generals Blvd

Available for Sale or Lease

The Nichols Company is pleased to offer 357 N Generals Blvd for sale or lease in Lincolnton, NC. This +/-10,386 SF second gen restaurant is situated on +/-4.02 AC, making the site a great opportunity for redevelopment. The property boasts ample parking, excellent visibility, easy accessibility, and signage opportunities. Zoned P-B, the site allows for a broad range of uses.

Property Details

Address	357 N Generals Blvd Lincolnton, NC 28092
Availability	+/- 10,386 SF Available for Sale or Lease
Acreage	+/- 4.02 AC
Year Built	1996
Use	Second Gen Restaurant
Parcel	58277
Zoning	Pedestrian Business (P-B)
Parking	175 Spaces (16.1/1,000)
Traffic Counts	N Generals Blvd 12,000 VPD
Lease Rate	\$14/SF NNN



Demographics

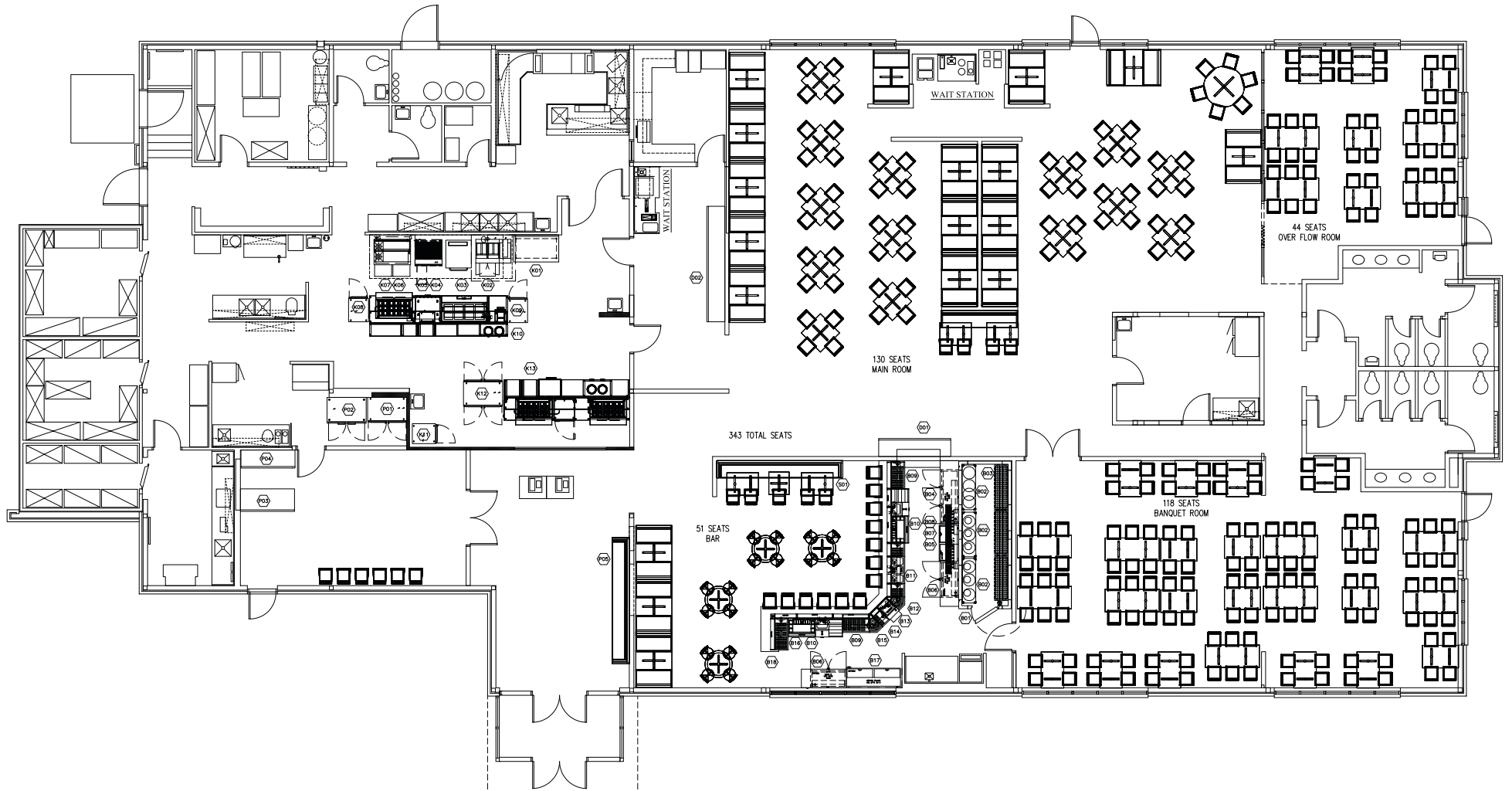
RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	3,419	17,728	31,421
Avg. Household Income	\$72,713	\$73,203	\$78,780
Median Household Income	\$58,475	\$56,477	\$61,207
Households	1,426	7,360	12,797
Daytime Employees	3,323	11,161	14,291



Available

+/- 10,386 SF

 Virtual Tour

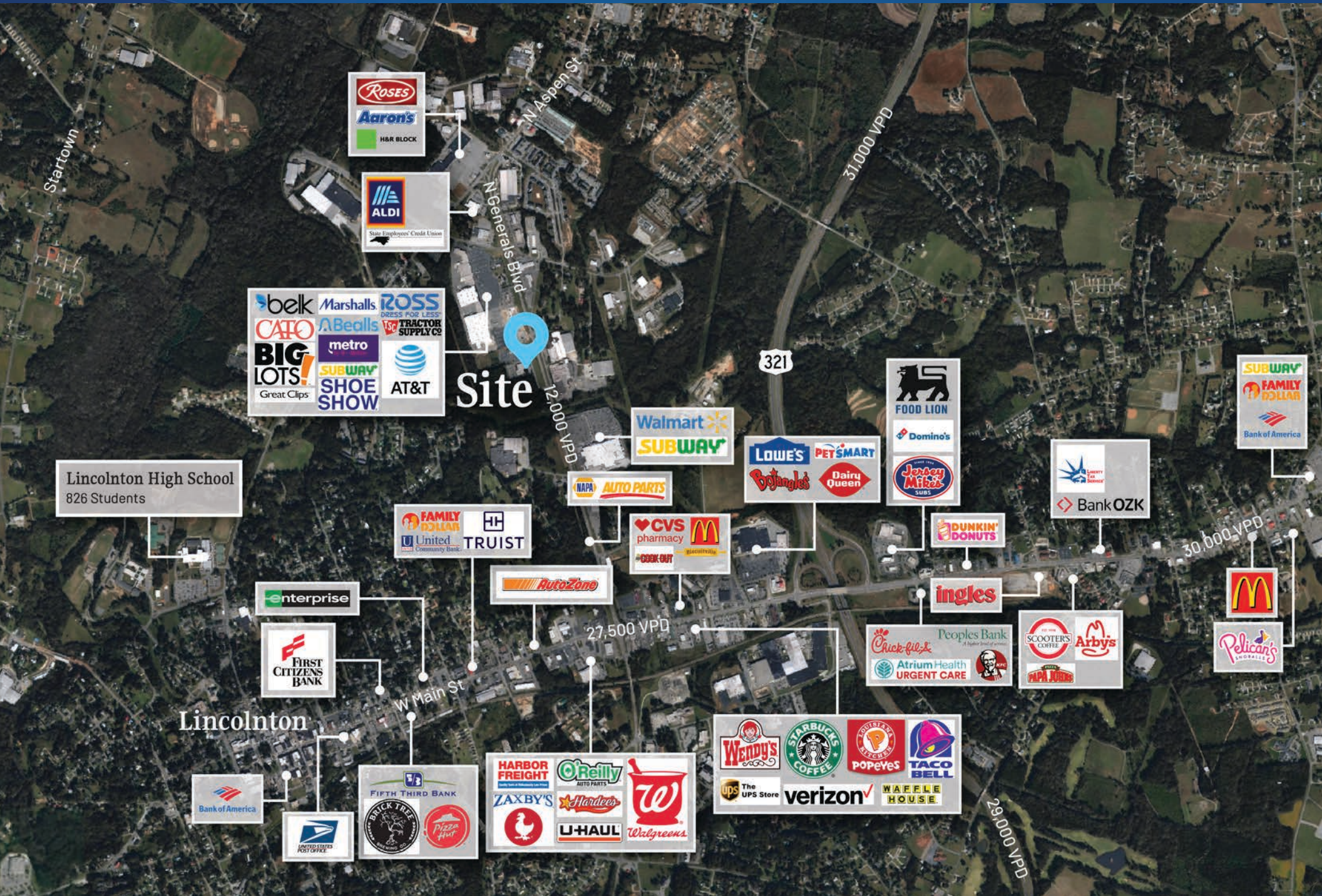




The site plan illustrates a property with several key features and boundaries:

- Boundaries and Easements:**
 - North boundary: N 74°54'18"E 805.58'
 - West boundary: N 13°37'13"W 215.20'
 - South boundary: S 74°51'45"W 377.14'
 - East boundary: S 75°04'54"W 374.21'
 - 20' EASEMENT AREA PER DB 880 PG 136 (two locations)
 - APPROX EASEMENT PER DB 875 PG 101
 - DUKE POWER CO. GENERAL EASEMENT DB 557 PG 420 (two locations)
 - EASEMENT IN DB 843 PG 306
 - 50' ACCESS EASEMENT SHOWN IN DB 1322 PG 743, DB 340 PG 277, DB 539 PG 471 & DB 539 PG 499
- Structures and Utilities:**
 - TRANSFORMER
 - GAS METER
 - HVAC
 - WATER METERS
 - AT&T BOXES
 - SEWER MANHOLE
 - CONC. (concrete)
 - ASPAHLT (asphalt)
- Other Features:**
 - RETENTION POND
 - UNDERGROUND DRAIN PIPES
 - UNDERGROUND POWER CROSSING SUBJECT PROPERTY
 - OVERHEAD POWER LINE
 - BACK OF CURB
 - T-PED
 - SIGN
 - ACCESS ROAD AREA
- Adjacent Properties:**
 - LINCOLN GENERAL LLC 1827-153
 - CAROLINE COURTYARD LLC 2569-895
 - LINCOLN COUNTY 843-306
- Notes:**
 - TWO WAY TRAFFIC LANES BEING USED BY THROUGH TRAFFIC
 - SEWER LINE MAY CROSS UNDER SUBJECT PROPERTY. UNABLE TO FIELD VERIFY.

Market Overview



Property Photos





Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.