mkm Commercial

Real Estate Brokerage Services

Daves Gas and Grill

14791 NC 210 Hwy, Angier, NC 27501

Arpan Makam / **Arpan@mkmcommercial.com** / Cell: **(919) 889-4747**

Office: **(919) 907-0760** / 214 W. Millbrook RD, Raleigh NC
www.mkmcommercial.com

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General Information

Price: $950,000

Property Type:	Retail
Property Sub-type:	Convenience Store
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2.20 AC
Gross Leasable Area:	2,859 SF
Year Built:	1991
Tenancy:	Single
Parking Ratio:	10/1,000 SF
Zoning Description:	COM
APN / Parcel ID:	13D04011C

AMENITIES
- Restaurant
- Signalized Intersection

This gas station is located just 35 minutes from Raleigh NC. Very Easy commute. The site itself is situated at a 4 way signalized intersection with 2.2 acres land. The extra land allows for future development or maybe additional parking for u-haul type business. The possibilities are endless. The area is growing rapidly. With Amazon announcing their distribution facility in Garner, the Angier area is experiencing a boom time.

- $75,000 inside sale.
- $25,000 gas.
- Plus $3000 lottery commission.
- $2800 check cashing fees.
- Cashflow over $180,000 a year.

HIGHLIGHTS
- Signalized intersection

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Location

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Scan using QR code scanner app on your smartphone and directly view the map on your device.

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Traffic & Retailer Map

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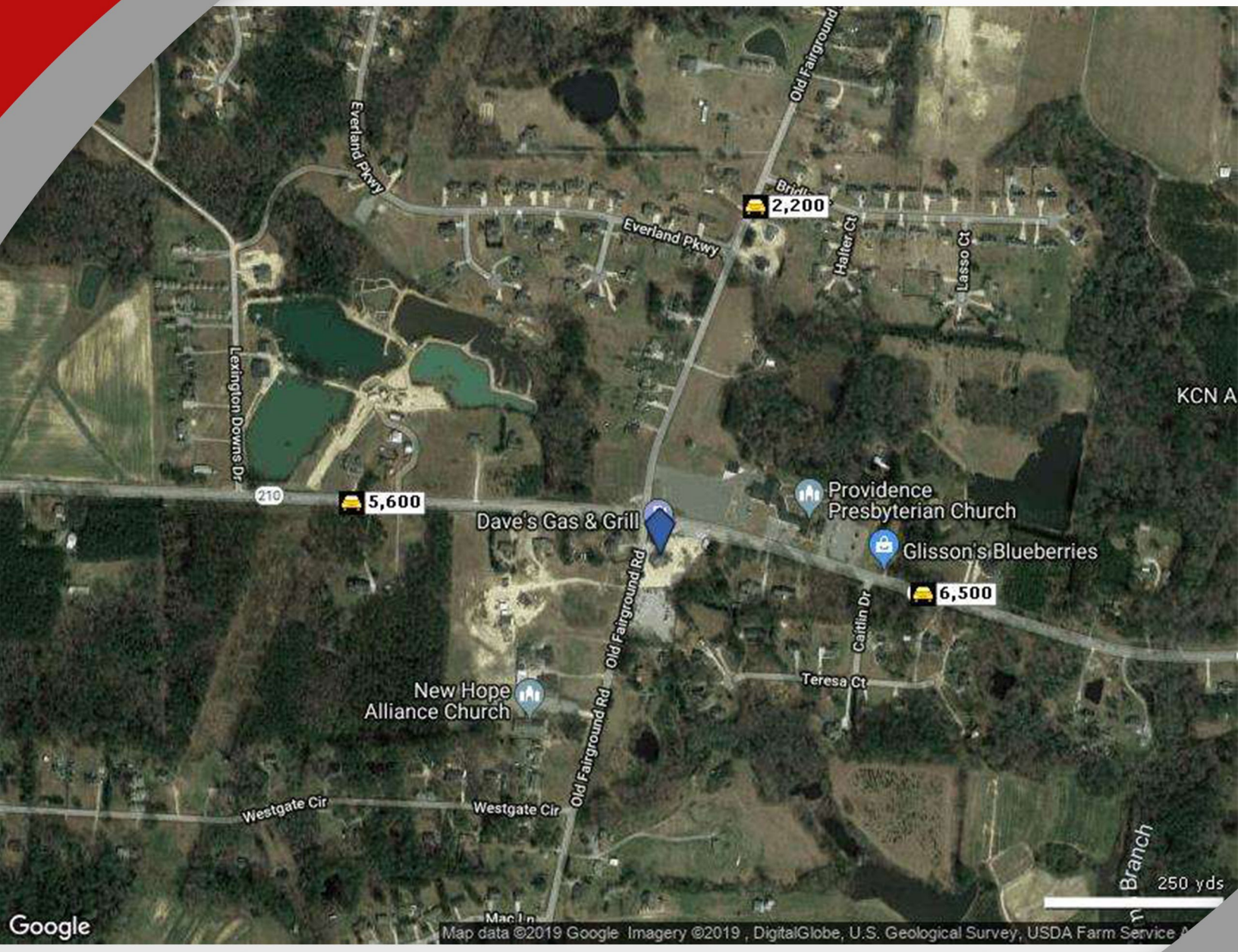

SC Shopping Ctr

Traffic Counts

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Demographic Summary Report

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Building Type:	**General Retail**	Total Available:	**2,480 SF**
Secondary:	**Convenience Store**	% Leased:	**0%**
GLA:	**2,480 SF**	Rent/SF/Yr:	**Negotiable**
Year Built:	**1991**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	4,343		14,058		39,013	
2019 Estimate	3,860		12,500		34,701	
2010 Census	3,154		10,254		28,109	
Growth 2019 - 2024	12.51%		12.46%		12.43%	
Growth 2010 - 2019	22.38%		21.90%		23.45%	
2019 Population by Hispanic Origin	406		1,432		3,982	
2019 Population	3,860		12,500		34,701	
White	3,359	87.02%	10,771	86.17%	29,806	85.89%
Black	366	9.48%	1,181	9.45%	3,360	9.68%
Am. Indian & Alaskan	34	0.88%	159	1.27%	390	1.12%
Asian	23	0.60%	140	1.12%	337	0.97%
Hawaiian & Pacific Island	6	0.16%	8	0.06%	34	0.10%
Other	72	1.87%	240	1.92%	775	2.23%
U.S. Armed Forces	0		9		27	
Households						
2024 Projection	1,568		5,022		13,773	
2019 Estimate	1,395		4,472		12,276	
2010 Census	1,138		3,659		9,956	
Growth 2019 - 2024	12.40%		12.30%		12.19%	
Growth 2010 - 2019	22.58%		22.22%		23.30%	
Owner Occupied	1,215	87.10%	3,749	83.83%	10,334	84.18%
Renter Occupied	181	12.97%	724	16.19%	1,942	15.82%
2019 Households by HH Income	1,396		4,472		12,277	
Income: <$25,000	235	16.83%	544	12.16%	1,424	11.60%
Income: $25,000 - $50,000	276	19.77%	855	19.12%	2,788	22.71%
Income: $50,000 - $75,000	363	26.00%	1,175	26.27%	2,765	22.52%
Income: $75,000 - $100,000	254	18.19%	892	19.95%	2,344	19.09%
Income: $100,000 - $125,000	130	9.31%	575	12.86%	1,561	12.71%
Income: $125,000 - $150,000	90	6.45%	160	3.58%	540	4.40%
Income: $150,000 - $200,000	33	2.36%	212	4.74%	578	4.71%
Income: $200,000+	15	1.07%	59	1.32%	277	2.26%
2019 Avg Household Income	$68,808		$74,769		$76,556	
2019 Med Household Income	$62,605		$67,455		$67,540	

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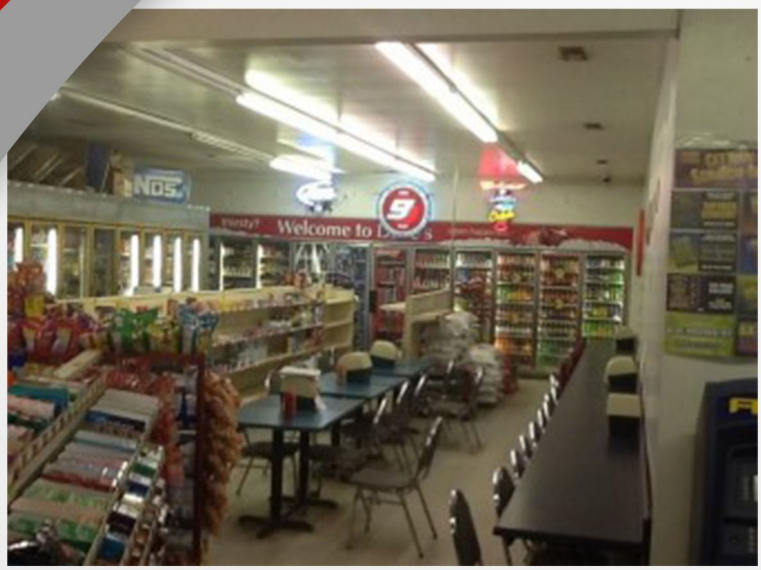

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