

FOR SALE

4000 S Main St
Hope Mills, NC



PROPERTY HIGHLIGHTS

This former gas station and convenience store is available for sale in Hope Mills, NC along S Main St/Hwy 59 just minutes away from I-95. The existing building is 2,418 SF on 0.64 acres that is zoned C1P. Upon closing of the sale there will be deed restrictions (see agent for details). Traffic counts along S Main St are 17,500 daily.

BUILDING SF	2,418 SF	SIGNAGE TYPE	Pylon
LAND SF	27,878	1-MILE (POP.)	4,706
YEAR BUILT	1981	3-MILE (POP.)	39,134
PARKING	8 Spaces	MED. INCOME	\$50,236
TRAFFIC COUNTS	17,500 VPD	SPACE USE	Retail



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FOR SALE
4000 S Main St
Fayetteville, NC



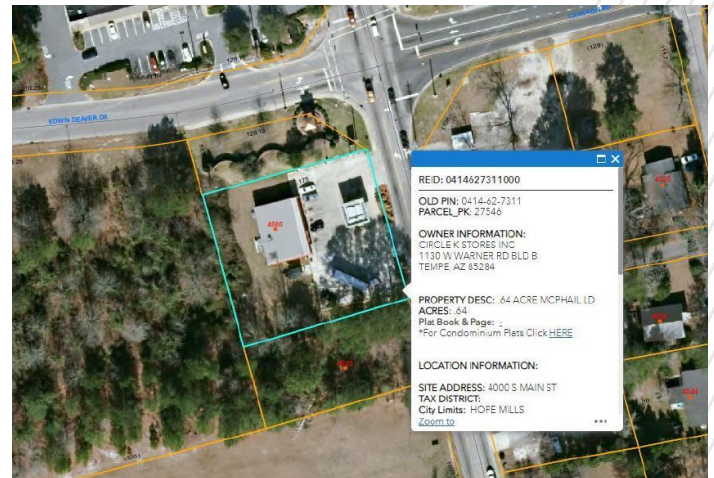
LOCATION DESCRIPTION

The surrounding area has many neighborhoods providing great residential density. In the immediate area is a CVS and gas station. The I-95 interchange is approximately 2.4 miles to the south of this location and the primary commercial shopping district for Hope Mills is just to the north. Within three miles of this site the population is 39,134 with an average household income of \$61,338.



LEGAL INFORMATION

TAX PARCEL ID	0414627311000
2020 RE TAXES	\$3,761.03
ZONING	C1P



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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