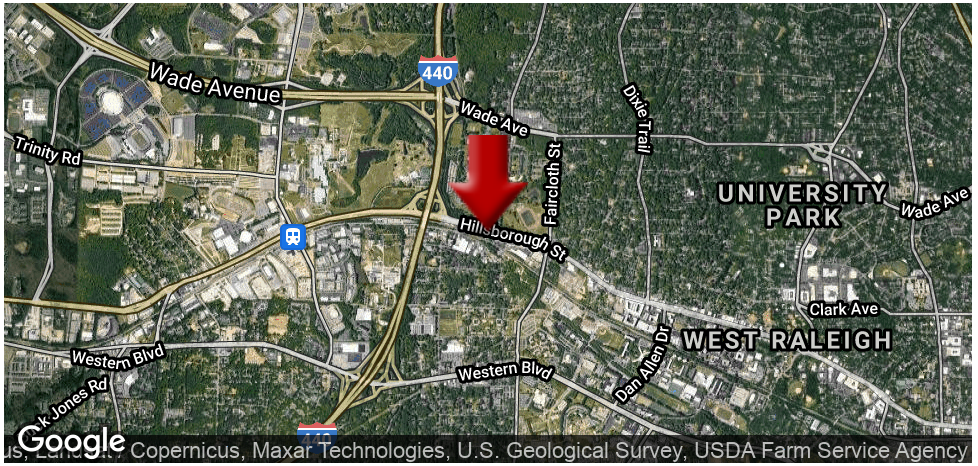
FOR SALE - A THRIVING OWNER-OPERATOR GRILL AND GROCERY

3815 Hillsborough Street, Raleigh, NC 27607



OFFERING SUMMARY

SALE PRICE:	Contact Broker
NOI:	$479,706
LOT SIZE:	0.33 Acres
BUILDING SIZE:	4,892
RENOVATED:	2019
ZONING:	NX-3
MARKET:	Raleigh/Durham
SUBMARKET:	West Raleigh
TRAFFIC COUNT:	17,500

PROPERTY OVERVIEW

Located in the heart of West Raleigh, now is the opportunity to purchase and operate a thriving Middle Eastern Grill and Grocery. Offering Building, Land & Business. Providing excellent service, a clean and upscale atmosphere with a very loyal customer base, the owner has improved this 4,892sf property to a new level. With three walk-in coolers, a dedicated butcher area, improved shelving and produce display, and with updated grill/restaurant equipment with prep area and grease trap, a dining area, loading/receiving dock, 23 parking spaces with additional in rear, this business is attractive for many reasons. Additional building and parking lot improvements demonstrate the owners attention to quality and service. Located near major universities, apartment complexes, entertainment and shopping centers, it is ideally positioned for accessibility to serve the community. Contact Broker for more details and photos.

PROPERTY HIGHLIGHTS

- Single Owner Grill/Restaurant and Grocery Business
- Offering Land, Building and Business
- Updated Roof, HVAC, and Interior
- Grill Equipment, Walk Ins & Floor Coolers
- Grocery Inventory, Butcher Shop, Loading Dock
- Less than .5 miles from I-440 - Raleigh Belt-line
- Walking Distance to Major Universities

KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
919.471.8000
7751 Brier Creek Parkway, STE 100
Raleigh, NC 27617

TOMMY DALTON
Managing Director
0: 919.926.7066
tommy.dalton@kw.com
NC #279899

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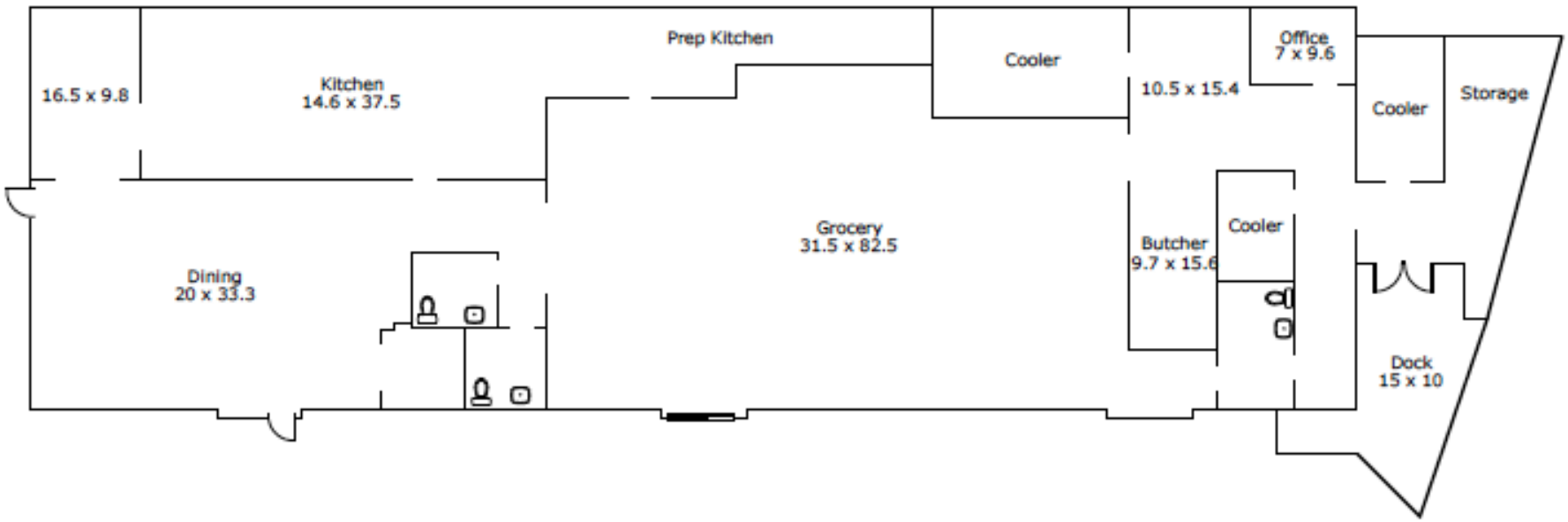

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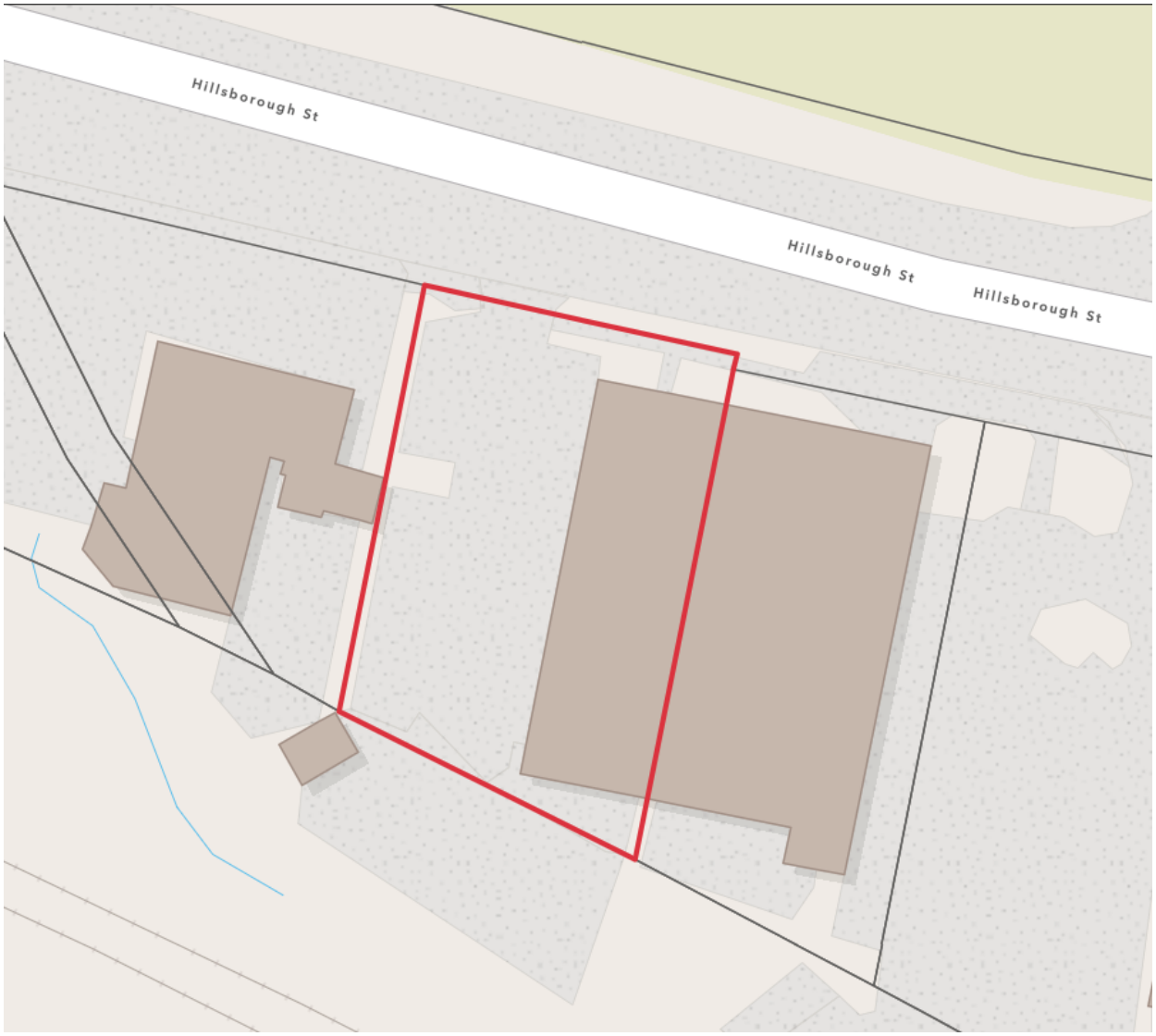

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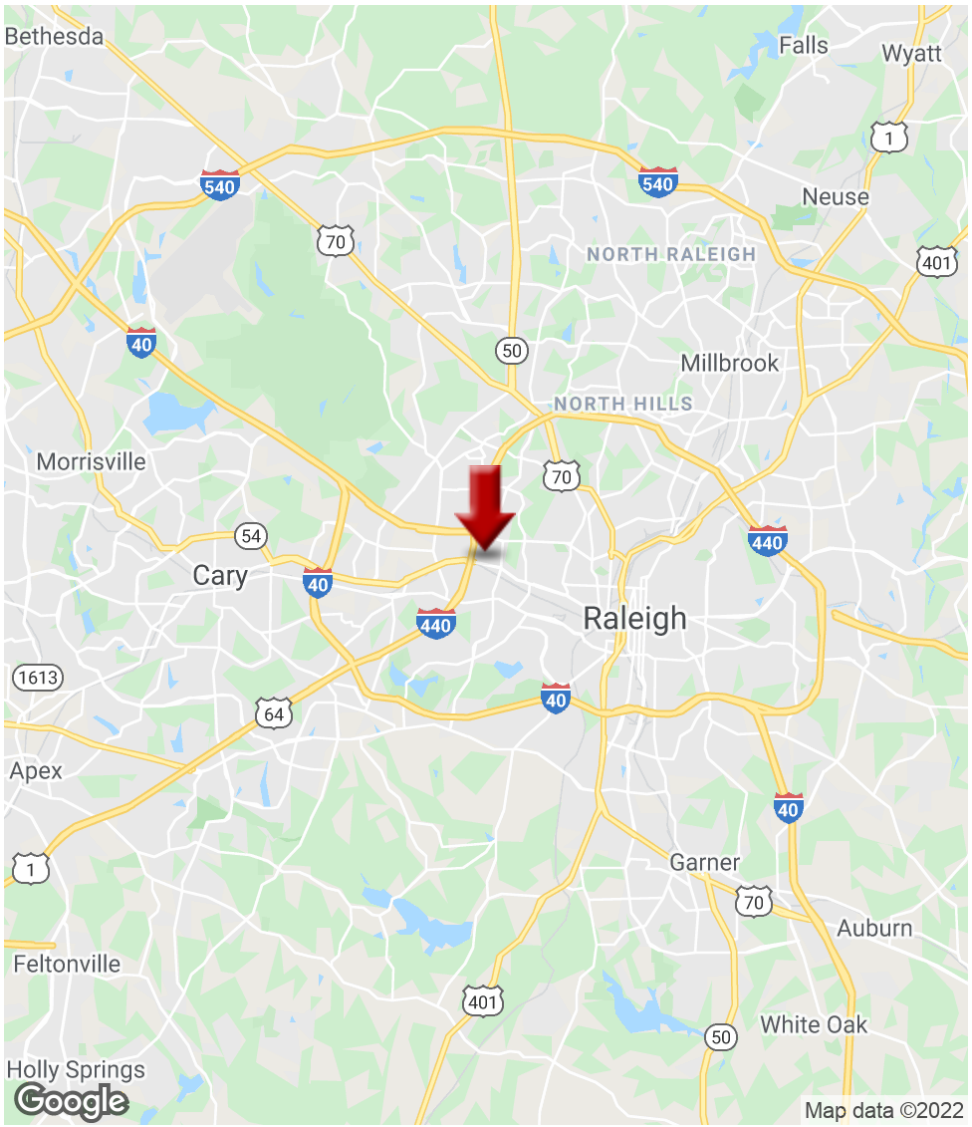

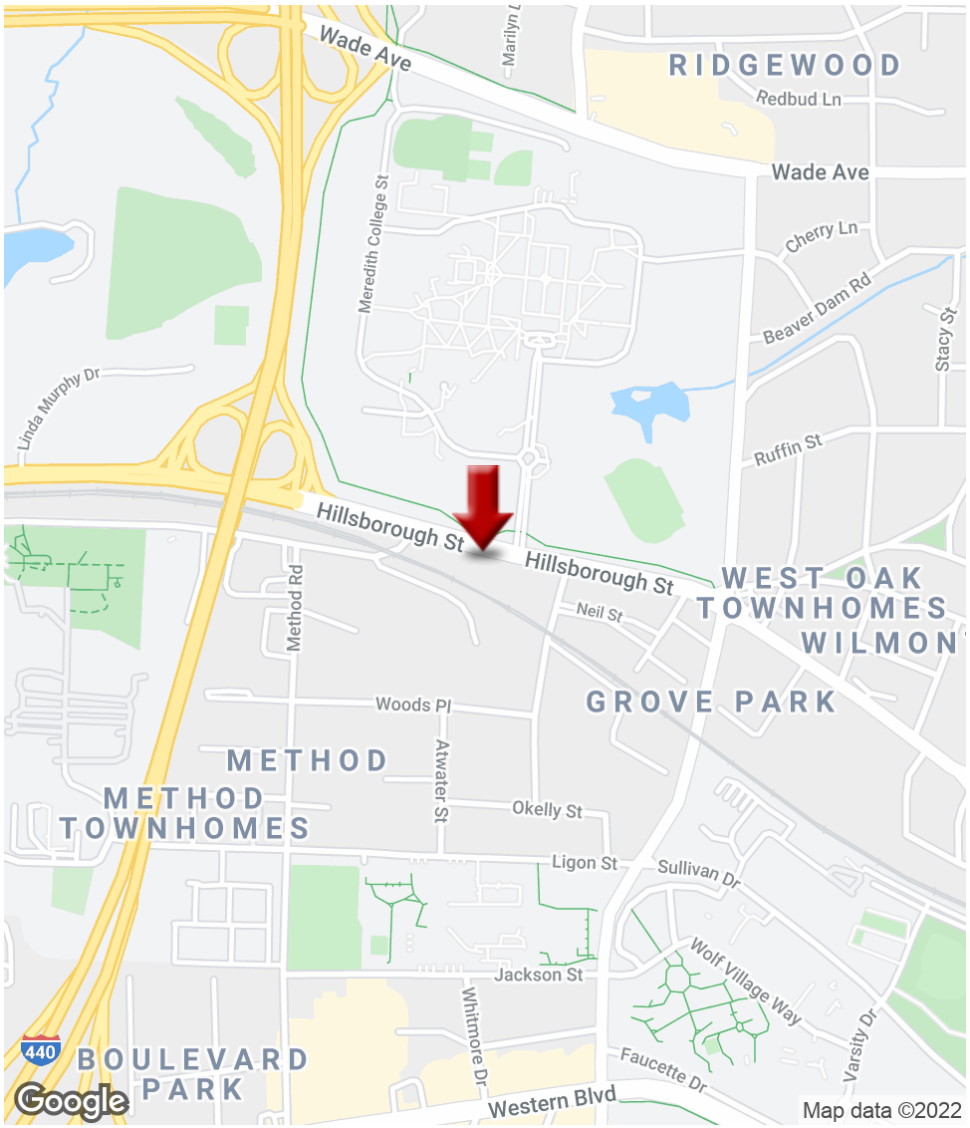

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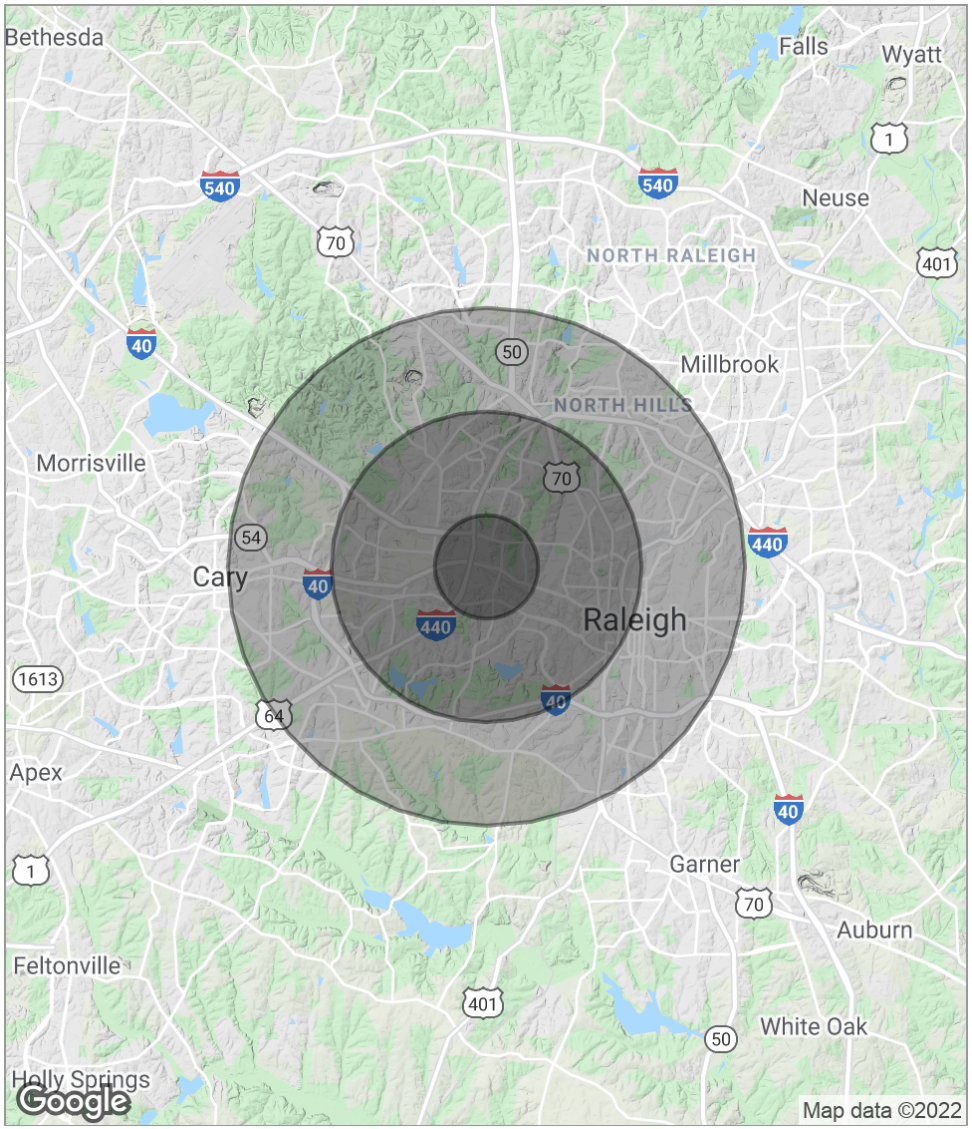

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,425	82,935	179,454
Median Age	25.4	29.8	31.8
Median Age (Male)	24.8	29.6	31.4
Median Age (Female)	26.4	30.3	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,019	32,637	72,641
# Of Persons Per HH	3.1	2.5	2.5
Average HH Income	$57,896	$73,116	$74,597
Average House Value	$388,392	$424,543	$368,762

** Demographic data derived from 2010 US Census*

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