

FOR SALE > RETAIL

30141 Aberdeen Road

Wagram, NC 28396



Asking Price
\$595,000



High Visibility Location From HIGHWAY 15

PROPERTY HIGHLIGHTS

- ACREAGE** ± 2 Acres
- BUILDING SF** 9,480 SF Retail (Vacant)
- SALE PRICE** \$595,000
- ZONING** HC
- UTILITIES** Water & Septic

RETAIL SPACES BREAKDOWN

- 2,240 SF - Gas Station & Convenience Store
- 1,740 SF - 2,125 SF - Office Space
- 5,500 SF - Vacant Showroom with Office



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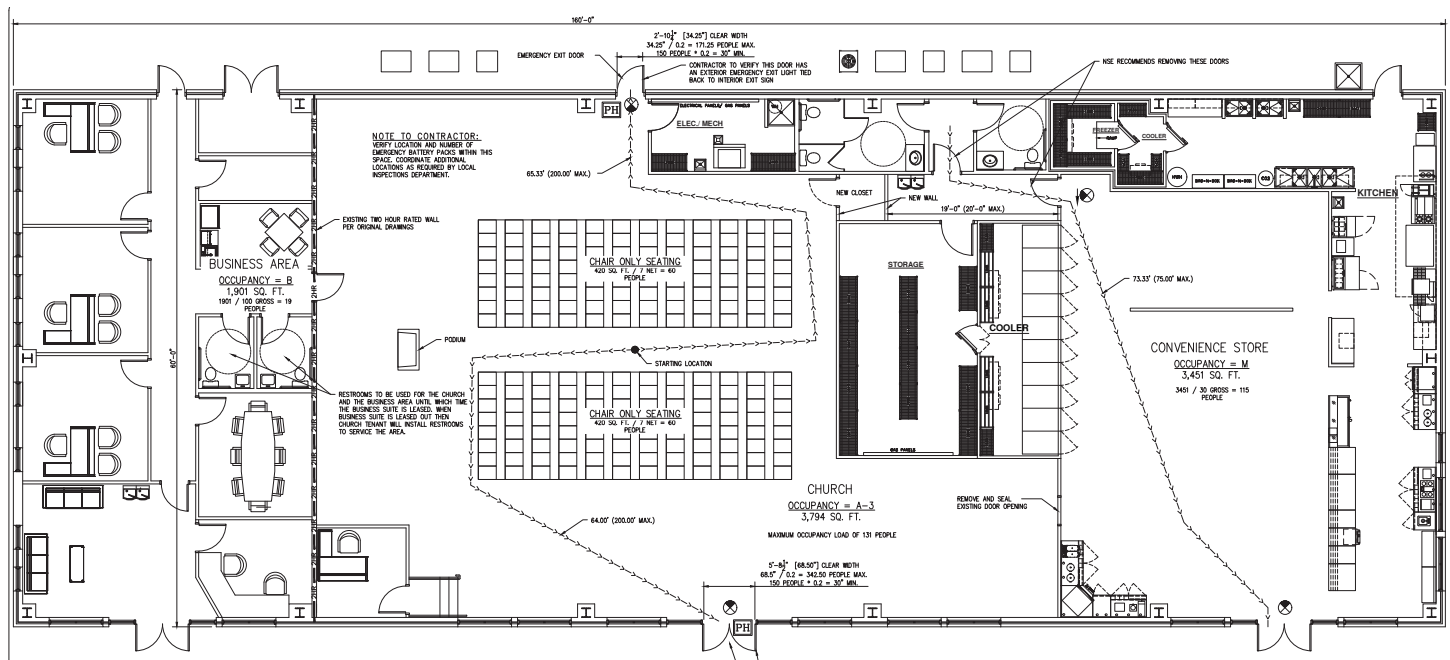
The Pointe At Deercroft

The property is a retail center named The Pointe at Deercroft and is currently vacant. The improvements contain approximately 9,480/SF positioned on +/- 2 acres to be determined by final survey.

Description of Suites or Building Space

- **2,240/SF** - The Market or gas/convenient store with sealed concrete floor, 2 restrooms and a 12 foot drop ceiling. Gas canopy with 6 pumps and 2 underground storage tanks, one 15,000 gallon and the other 6,000 gallon tank.
- **5,500/SF** - Showroom or open space with sealed concrete floor, 12 foot drop ceiling and directional lighting.
- **1,740/SF** - End unit office space with reception area, conference room, 3 private offices and 2 restrooms. 10 foot drop ceiling and windows in each office for plenty of natural light.

Floor Plan



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Property Photos



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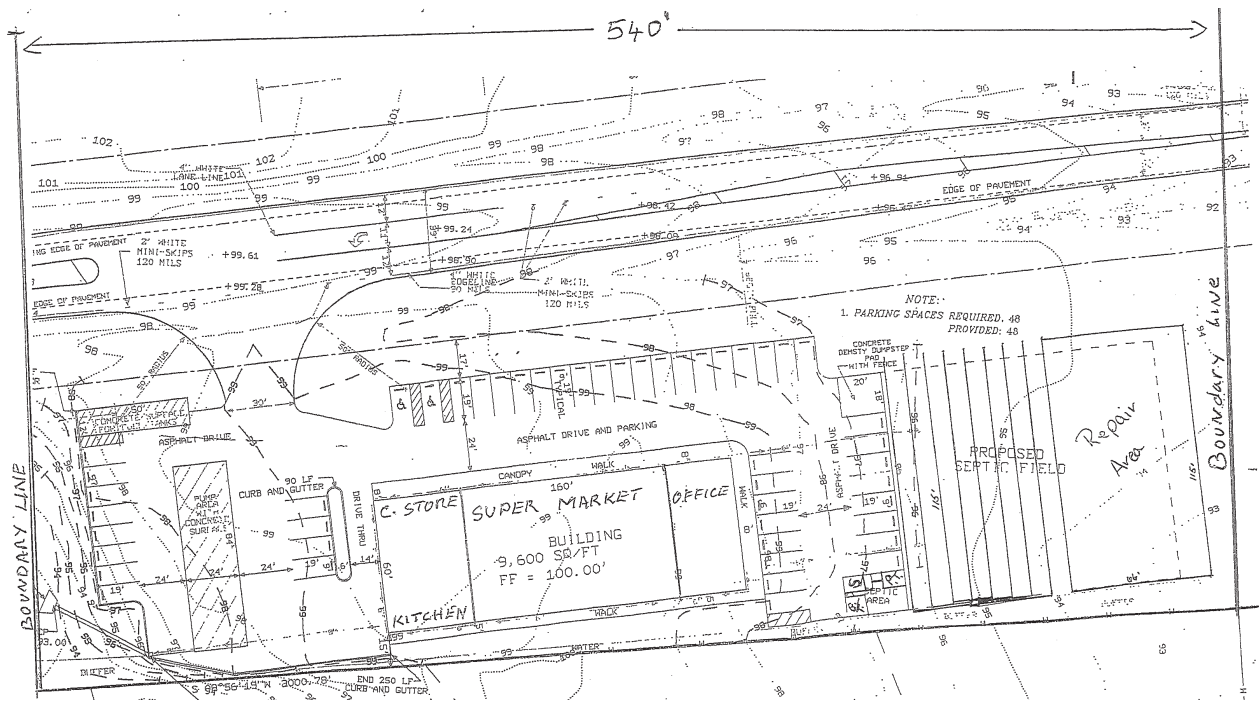
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Tax Map

Approximate boundary lines for +/- 2 acres



General Layout



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36,000

Population



Average Household Size



Median Age

\$33,005

Median Household Income

BUSINESS



1,115

Total Businesses



13,602

Total Employees

INCOME



\$33,005

Median Household Income



\$18,565

Per Capita Income



\$24,465

Median Net Worth

County Demographics

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