

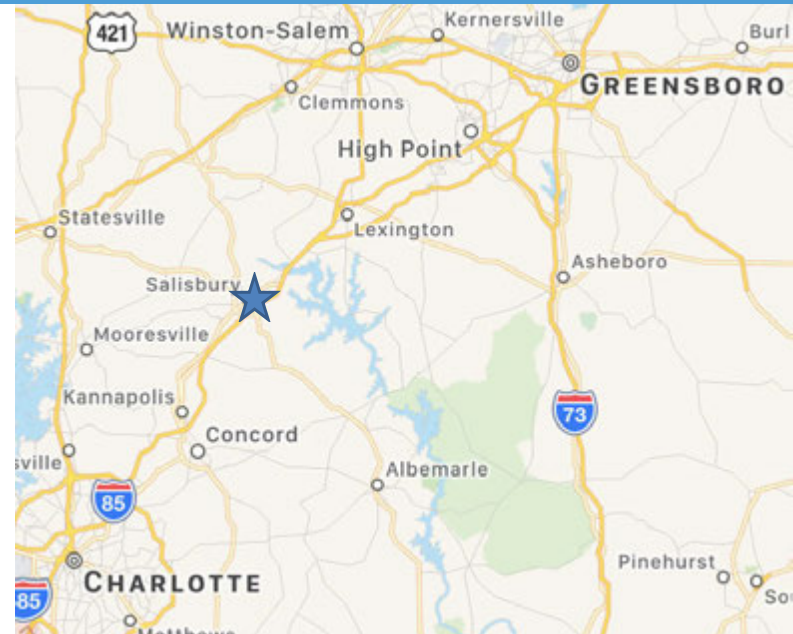
# FORMER RYAN'S RESTAURANT

730 JAKE ALEXANDER BOULEVARD SOUTH, SALISBURY, NC

FOR SALE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

+/-10,270 SF FREESTANDING BUILDING ON +/-3.17 ACRES



## PROPERTY HIGHLIGHTS

- Below replacement cost, value retail opportunity and fully improved restaurant facility
- Traffic count: 28,065 ADT
- Immediate I-85 access via Jake Alexander Boulevard
- Signalized entrance and excellent parking
- Located midway between Greensboro and Charlotte along I-85

## PROPERTY INFORMATION

- Zoned HB (Highway Business)
- Tax ID - 060 155
- Tax Value \$1,818,781
- For Sale - \$950,000
- For Lease - \$7.00 NNN

## DEMOGRAPHICS



### POPULATION

5 Min: 27,005  
10 Min: 67,314  
15 Min: 107,259  
20 Min: 178,407



### AVG. HH INCOME

5 Min: \$52,109  
10 Min: \$55,994  
15 Min: \$57,927  
20 Min: \$57,545



### DAYTIME EMPLOYEES

5 Min: 28,476  
10 Min: 38,967  
15 Min: 46,609  
20 Min: 85,141

## BROKER CONTACT

**STEVE SLATTERY**

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sslattery@newsouthprop.com



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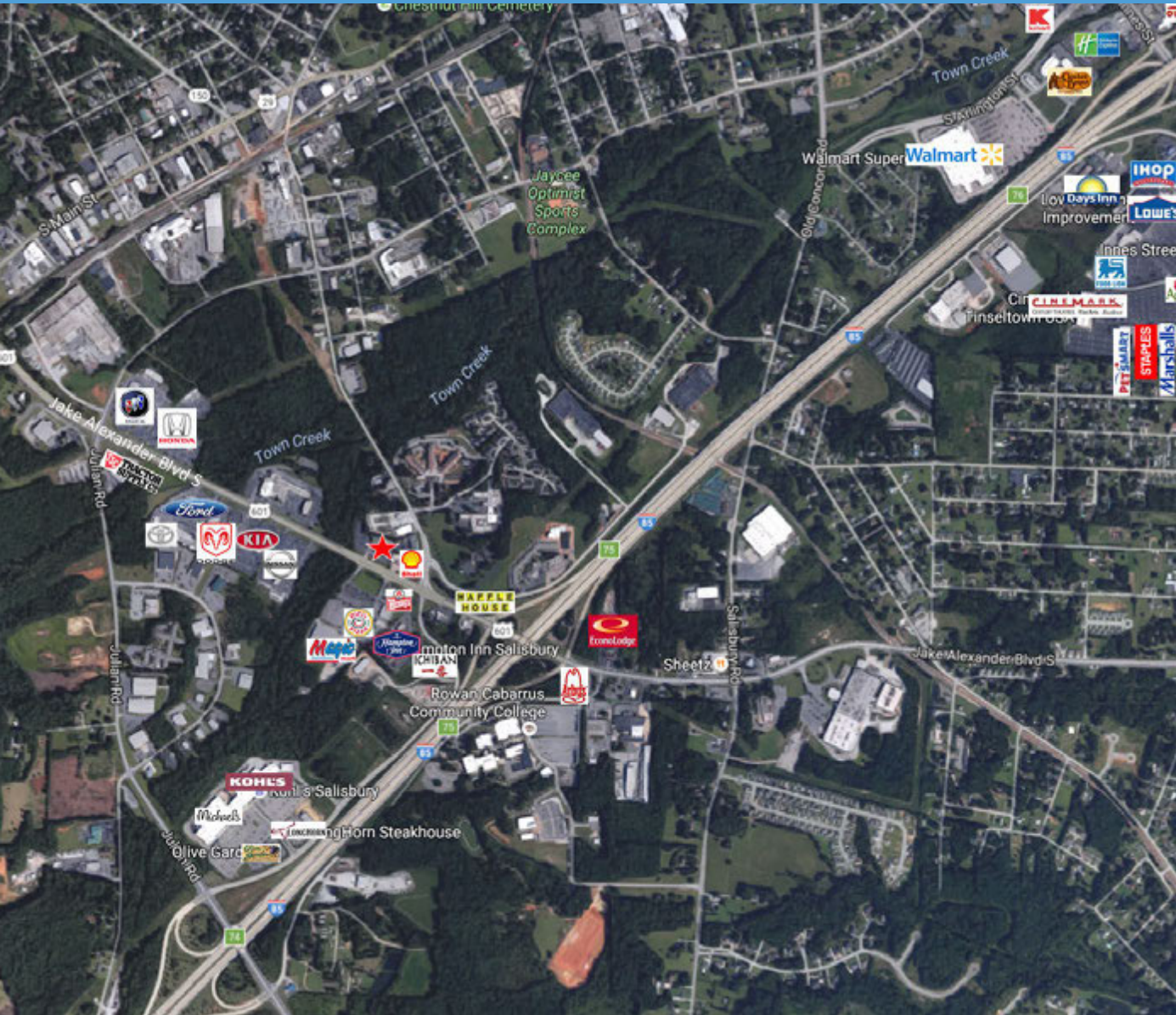
730 JAKE ALEXANDER BOULEVARD SOUTH, SALISBURY, NC

AERIAL

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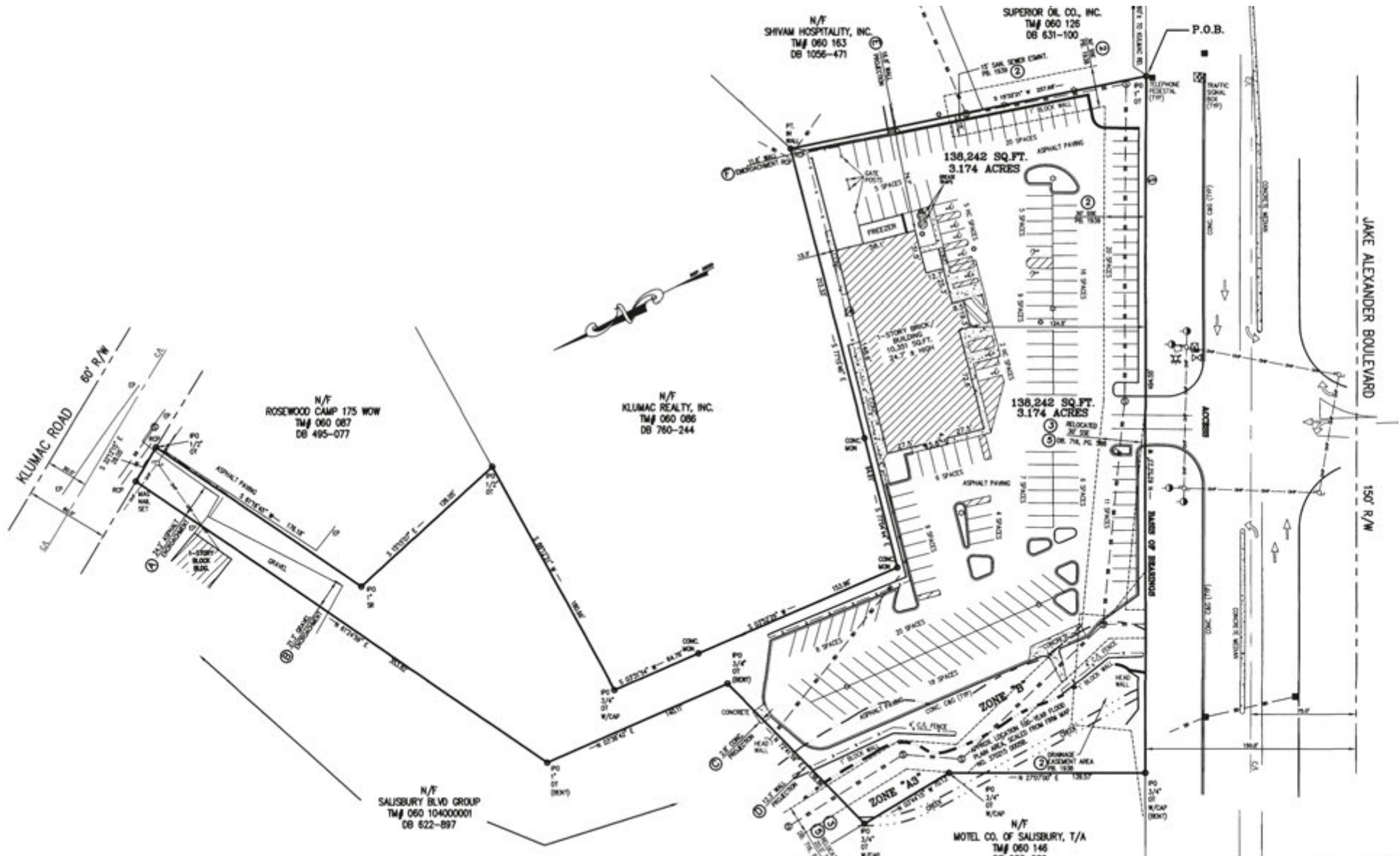
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SITE PLAN

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