

221 N. Main Street

KERNERSVILLE, NC 27284

7.52% CAP INVESTMENT OPPORTUNITY IN DOWNTOWN KERNERSVILLE

FOR SALE



THE TOWN OF KERNERSVILLE

- Located in the **heart of Triad** with easy access to major roadways, and I-40
- From 2000 to 2019, Kernersville saw a **40% growth in population** and a **41% increase in households**
- Kernersville's Triad Business Park (built in 2009) is now **90% full** anchored by Columbiana Hi Tech, FedEx, & Amazon

Stellar income-producing real estate in the heart of Kernersville's fast-growing downtown. Home to Kernersville Brewing Company and Breathe Cocktail Lounge, this ±6,272 SF property offers stable cash flow. The roof, HVAC, plumbing, and electrical have all been recently renovated making this a low maintenance investment. Additionally, upstairs tenant has a major rooftop expansion planned.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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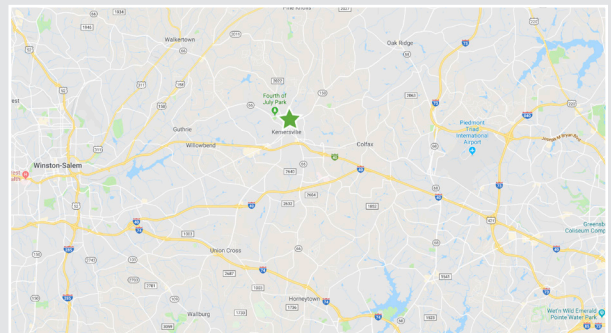
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- ±6,272 SF Investment Opportunity in downtown Kernersville
- Anchor tenants include Kernersville Brewing Company and Breathe Cocktail Lounge
- Renovated in 2019
- Cap rate of 7.52%
- Low maintenance investment
- **Sales Price: \$1,065,000**



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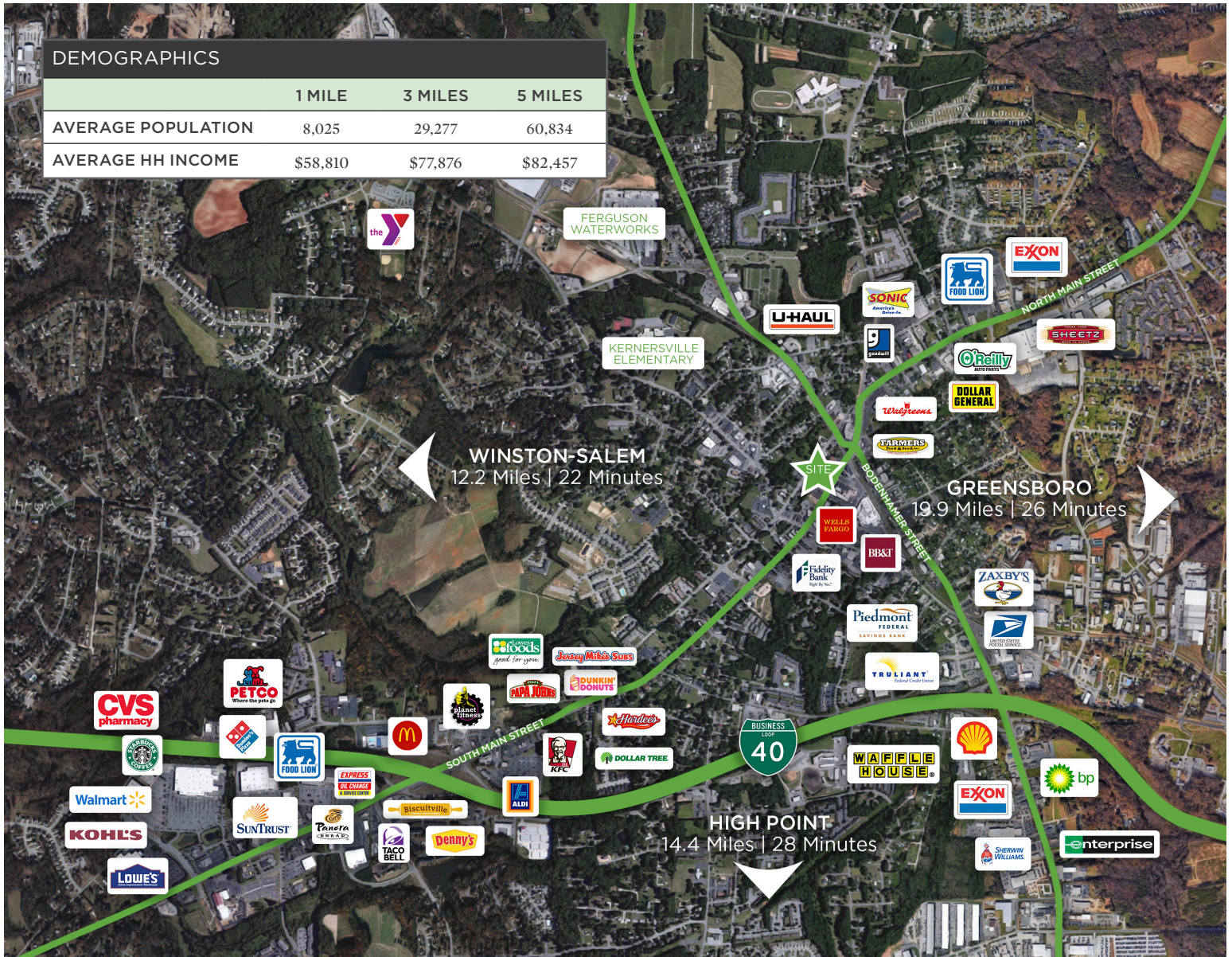
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
AVERAGE POPULATION	8,025	29,277	60,834
AVERAGE HH INCOME	\$58,810	\$77,876	\$82,457



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PROPERTY DETAILS

Property Type	Retail	Property Subtype	Bar/Brewery	Building SF ±	6,272	# Buildings	1
Year Built	1950	Year Remodeled	2019	Acres	.08	Restrooms	5
Parking		Building Exterior	Brick/Block	Roof	Membrane	Sprinklered	Yes

UTILITIES

Water/Sewer	City	Gas	PNG	Air	Central	Electric	Duke
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TAX INFORMATION

Zoning	GB	Tax PIN	6886-34-3934	Tax Map		Tax Value	\$307,100
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PRICING & TERMS

Sales Price	\$1,065,000	Cap Rate	7.52%	Tenants	Kernersville Brewing Co., Breathe Cocktail Lounge		
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

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