

# KERMIT'S HOT DOG HOUSE

2220 THOMASVILLE ROAD, WINSTON SALEM NC 27107

XPAND



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206 W. FOURTH STREET • WINSTON-SALEM • NC  
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# EXECUTIVE SUMMARY

## THE OFFERING

Linville Team Partners is proud to offer exclusively for sale the business and real estate for Kermit's Hot Dog House located in Winston-Salem, NC. Opportunity to own a Winston-Salem institution, a restaurant that has been in continuous operation since 1966. Featured on many "Best Of" lists and national press. Consistent seven-figure annual sales.

**SALE PRICE** \$1,200,000

**OFFERING TYPE** Business & Real Estate

**LEASE TYPE** NNN

**TENANT** Kermit's Hot Dog House

**ADDRESS** 2220 Thomasville Road  
Winston-Salem, NC 27107

*\*More information available with a signed NDA*







## LANDMARK BUSINESS

Opportunity to own a well established business and a Winston-Salem landmark.



## LONG HISTORY

Kermit's Hot Dog House opened in 1966. Kermit's Enterprises, Inc. was formed in 1976 and became the parent company.



## LOYAL CUSTOMERS

Kermit's remains dedicated to serving great food to four generations of locals as well as visitors to the historic Bowman Gray Stadium, which will host the NASCAR premium series.



## BREAKFAST AND LUNCH OFFERINGS

Full service menu of breakfast and classic lunch offerings.



## EASY ACCESS AND PARKING

35 parking spots allowing for easy access.



CLICK BELOW TO READ THE FULL FEATURES



## Great American Bites

"Try delicious roadside dogs at Kermit's Hot Dog House - As the neon sign behind the counter indicates, hot dogs are definitely the specialty at Kermit's Hot Dog House, a North Carolina roadside classic. Founded in 1966, Kermit's Hot Dog House is a beloved local institution in Winston-Salem and has been popular for more than half a century. The signature order at Kermit's is this "special all the way," a foot-long frank with mustard, coleslaw, onions and chili."



## Raw Dogging with Frank the Tank Fleming

"We're on the road looking for the all-american hot dog. Kermit's has been here since 1966. They have good southern hospitality- I can tell you that right off the bat. Great old fashioned hot dog stand in the middle of North Carolina. The footlong hot dog is a fantastic hot dog. If you come here get the footlong- a tasty, great hot dog."



"We do two things when we come to Winston Salem," said David Fishel, a former resident who has been living in Florida for 15 years. "We see our grandchildren, and we eat at Kermit's."

Winston-Salem firefighters Josh Rich and Roland Falana had their truck parked in the Kermit's lot recently as they stopped by to pick up hot dogs for their co-workers, "This is where we come the most," Falana said. "It has got that old nostalgia. It has the curbside service."



## The Dog Days of Summer: 9 Hot Dog Joints Across the State

"They long for the warm buns, the freshly chopped onions, the coleslaw, and the homemade pimento cheese. They drive up to the curb and flip their lights. Or they head past the Hot Dog Lover sign for one of the 11 stools and seven booths inside, where the sizzling grill is a constant soundtrack. They're bound to see one of the two owners, Buster Williams and Paul Church — hot dog royalty."



## Tour NC's Old School Hot Dog Stands

"Not named after a green frog, Kermit's is an enduring Winston-Salem hot dog paragon. Kermit Williams opened for business in 1966 a block down the street from its current location on Thomasville road. Kermit's is now run by his son Buster and business partner Paul Church. The "new" location is in an old A&W drive-in restaurant that offers curbside service to this day. Drive up, pick a spot under the canopy, turn on the parking lights, and a carhop will be out to take an order post-haste."



## We Asked, You Answered: Here Are Some Of The Best Hot Dog Spots In The Triad

"Two words: TOASTED. BUNS. That's what you'll get with every dog you order at Kermit's Hot Dog House, "The All American Hot Dog." Fan favorite? Kermit's Famous Footlong Dogs! And don't worry, if you're craving hot dogs at 6AM, they've got you covered: their hours are Monday through Saturday from 6AM to 10PM."



# PROPERTY INFORMATION

XPAND

ADDRESS	2220 Thomasville Road, Winston-Salem NC 27107
PRODUCT TYPE	Retail/Retaurant
ZONING	Highway Business - HB
# OF BUILDINGS	1
BUILDING SIZE	±1,440 SF
LAND SIZE	0.5 Acres
STORIES	1
YEAR BUILT	1960
YEAR REMODELED	1997
TRAFFIC COUNT	11,000 VPD (Waughtown), 7,500 VPD (Thomasville)
PARKING	35 Surface
LEASE TERMS	NNN - \$48,000 Annually

Kermit's Hot Dog House opened in 1966 at 900 E. Sprague Street by Kermit Wade Williams. He was committed to serving good quality food and especially great hot dogs. Arther Williams took over the business and moved the business in 1969 to have more room and to offer curb service. In 1976, Kermit's Enterprises, Inc. was formed and became the parent company of Kermit's Hot Dog House. Kermit's remains dedicated to serving great food at great prices to four generations of loyal Winston-Salem area folks.



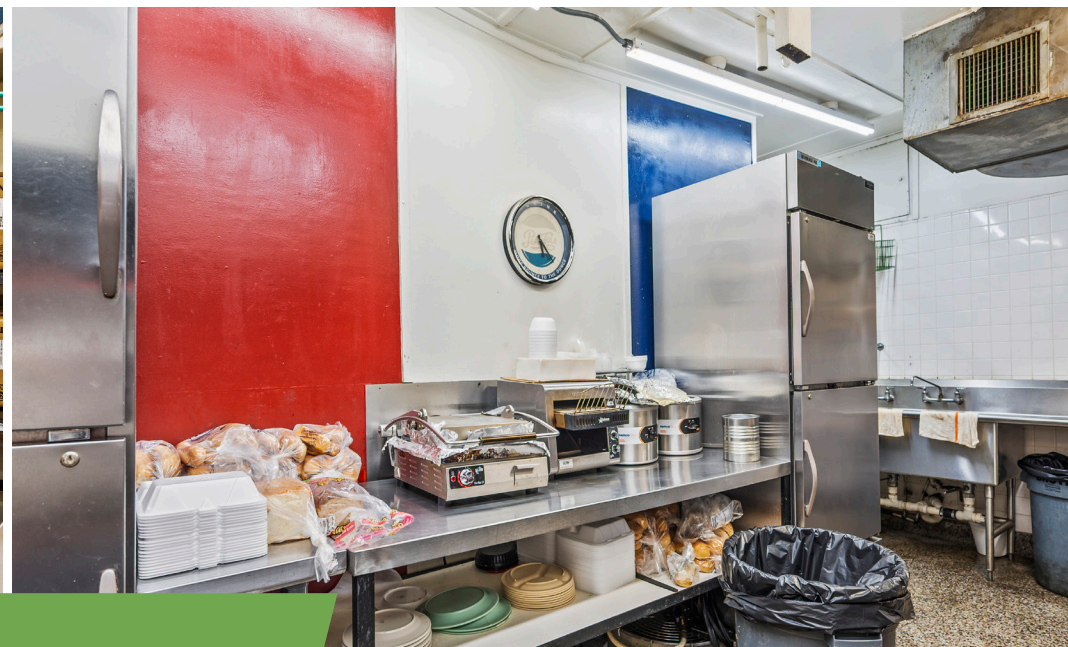
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# PROPERTY OVERVIEW

XPAND

## DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	61,805	136,971	366,896
AVERAGE HH INCOME	\$66,299	\$78,406	\$94,289



WAUGHTOWN STREET | 11,000 VPD

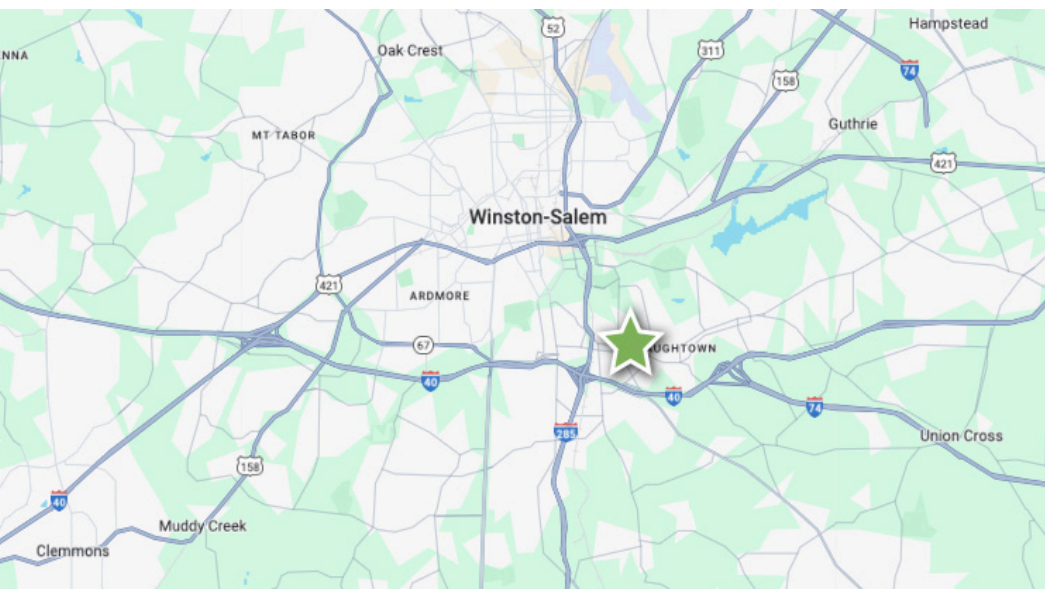
THOMASVILLE ROAD | 7,346 VPD

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## WINSTON-SALEM, NORTH CAROLINA

Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state. Called the "Twin City" for its dual heritage and "City of Arts and Innovation" for its dedication to fine arts and research, Winston-Salem, is home to multiple reputable employers in the financial industry. Although the city has traditionally been associated with the textile and tobacco industries, Winston-Salem has recently transformed into a leader in the nanotech, high-tech and bio-tech fields. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts, Salem College, and Forsyth Tech Community College.



**252,975**  
TOTAL  
POPULATION



**\$89,963**  
AVERAGE HH  
INCOME



**3.8%**  
5-YR POPULATION  
GROWTH



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## LINVILLE TEAM PARTNERS

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