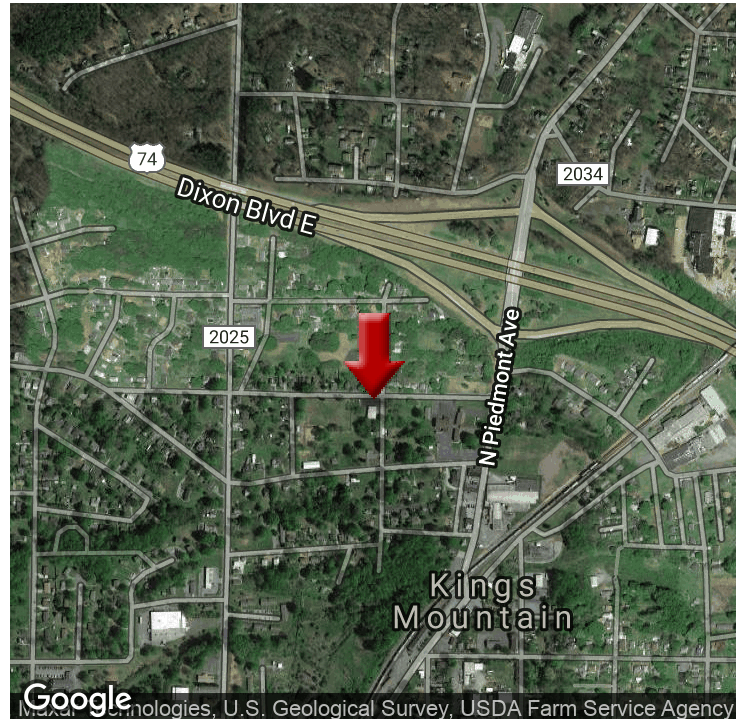


## RETAIL FOR SALE

# 205 WALKER STREET, KINGS MOUNTAIN

205 Walker Street, Kings Mountain, NC 28086



### OFFERING SUMMARY

|                       |                            |
|-----------------------|----------------------------|
| <b>SALE PRICE:</b>    | \$225,000                  |
| <b>LOT SIZE:</b>      | 0.75 Acres                 |
| <b>YEAR BUILT:</b>    | 1974                       |
| <b>BUILDING SIZE:</b> | 3,750 SF                   |
| <b>ZONING:</b>        | NB - Neighborhood Business |
| <b>PRICE / SF:</b>    | \$60.00                    |

### PROPERTY OVERVIEW

3,750 Retail/Showroom on .75 Acres conveniently located within 1,200 feet from US 74 Interchange and within one mile from downtown Kings Mountain

### PROPERTY HIGHLIGHTS

- 3,750 Square feet metal building with brick front
- .75 Acre lot on southwest corner of Walker and Gannt Streets
- NB - Neighborhood Business Zoning allows many retail, professional, and office uses
- Conveniently located within 1,200 feet of US 74 Interchange
- Close proximity to I-85, less than 3 miles
- Building is approximately 50' wide by 75' deep
- Rear loading dock

**KW COMMERCIAL**  
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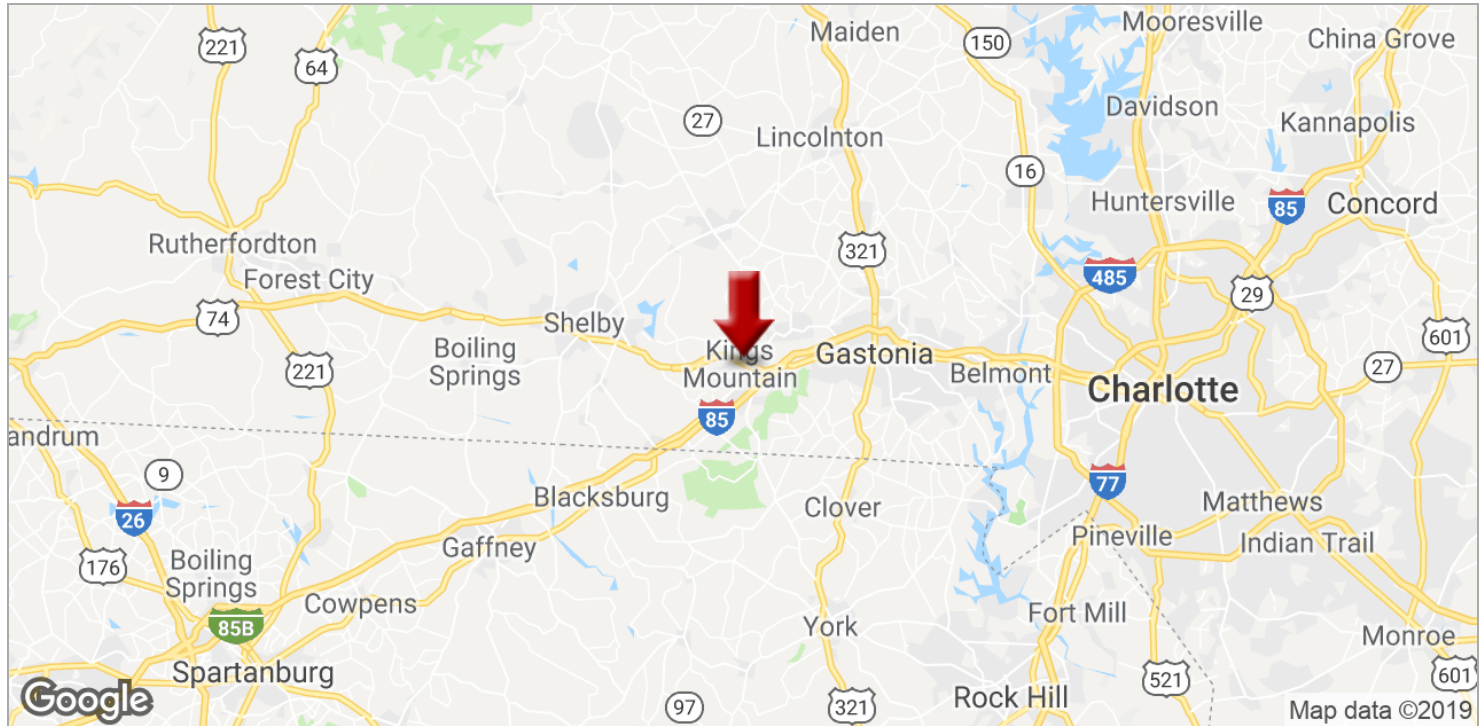
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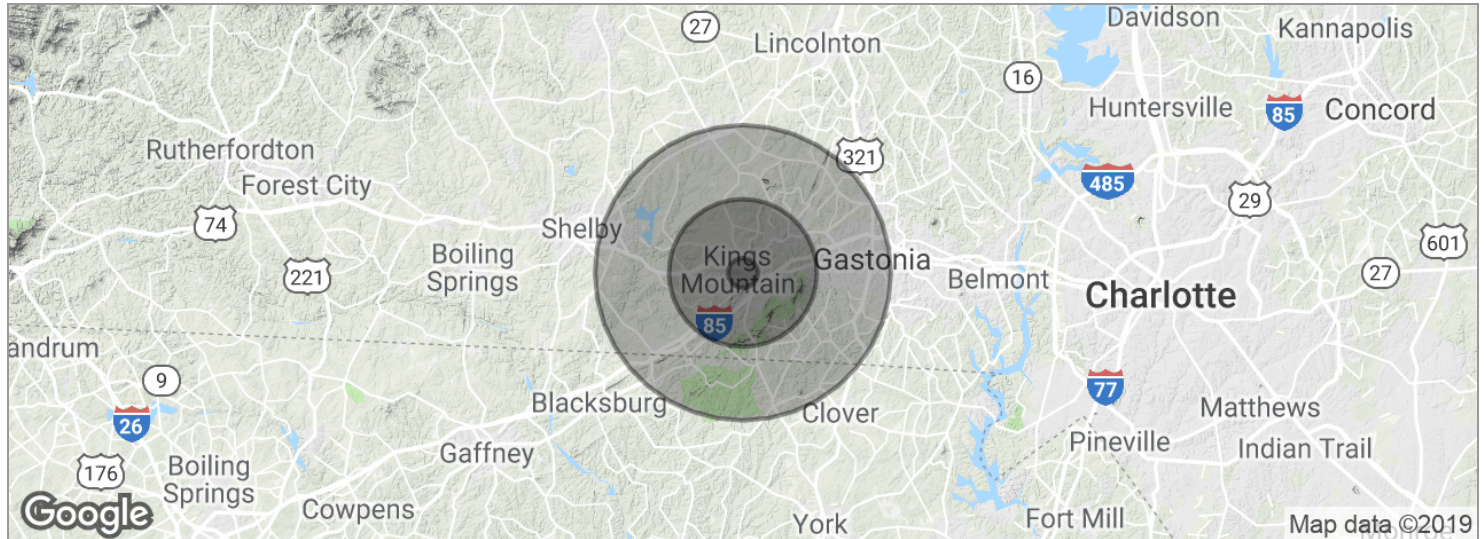
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| POPULATION          | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 2,642  | 28,662  | 102,339  |
| Median age          | 40.4   | 40.2    | 38.3     |
| Median age (male)   | 37.5   | 38.2    | 36.6     |
| Median age (Female) | 42.4   | 41.7    | 39.8     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total households    | 1,086    | 11,393    | 38,357    |
| # of persons per HH | 2.4      | 2.5       | 2.7       |
| Average HH income   | \$45,418 | \$47,227  | \$47,751  |
| Average house value | \$90,241 | \$113,411 | \$125,752 |

\* Demographic data derived from 2010 US Census

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