



*1007 Jamestown Road  
Morganton, NC  
+/- 1.29 acres  
Sale-leaseback Opportunity*

## Sale Information

Location- Morganton, NC

Address- 1007 Jamestown Road

Total Building Area- 3,631 SF

Land Size- 1.29 acres (Subject to Subdivision)

Year Delivered- December 2004

Zoning- HID/CO (High Intensity District/Corridor Overlay)

Sale Price- TBD





**SITE**

**12,000 VPD**

**Additional Land Available  
For Assemblage  
+/- 8.91 acres**

**41,000 VPD**



**Exit 100**

Parking Spaces- 30  
Fueling Positions- 16  
Total Canopy Area- 8,237 SF  
Dispensers- 8- Dual hose & Card readers  
Branding- BP

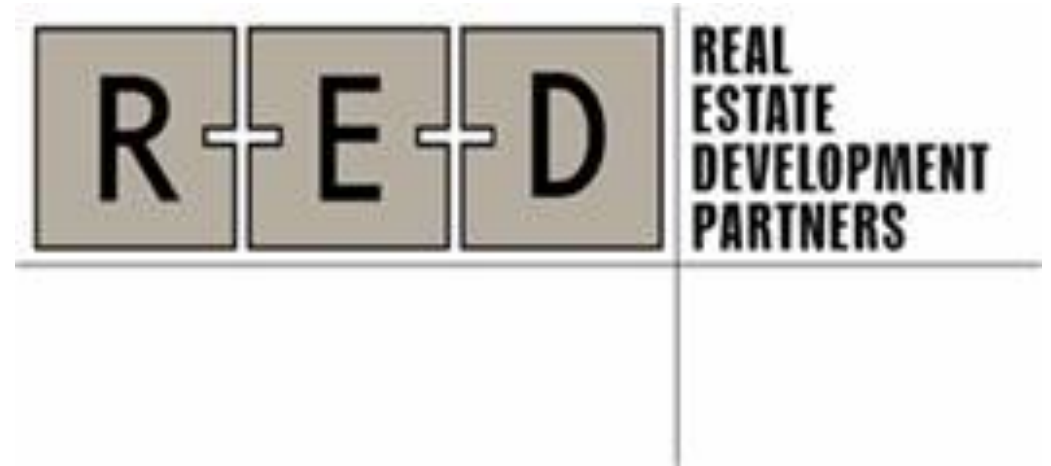


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## Sale-Leaseback Opportunity

This property is being sold as a sale-leaseback. The existing tenant, The Colonel's Pantry, will negotiate and execute a long term lease with the eventual purchaser before the close of a sale. The Colonel's Pantry has operated out of this building since it's construction in December of 2004. Information on the tenant is available to any prospective buyer upon the receipt of an executed Confidentiality Agreement.



For further information, please contact:

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