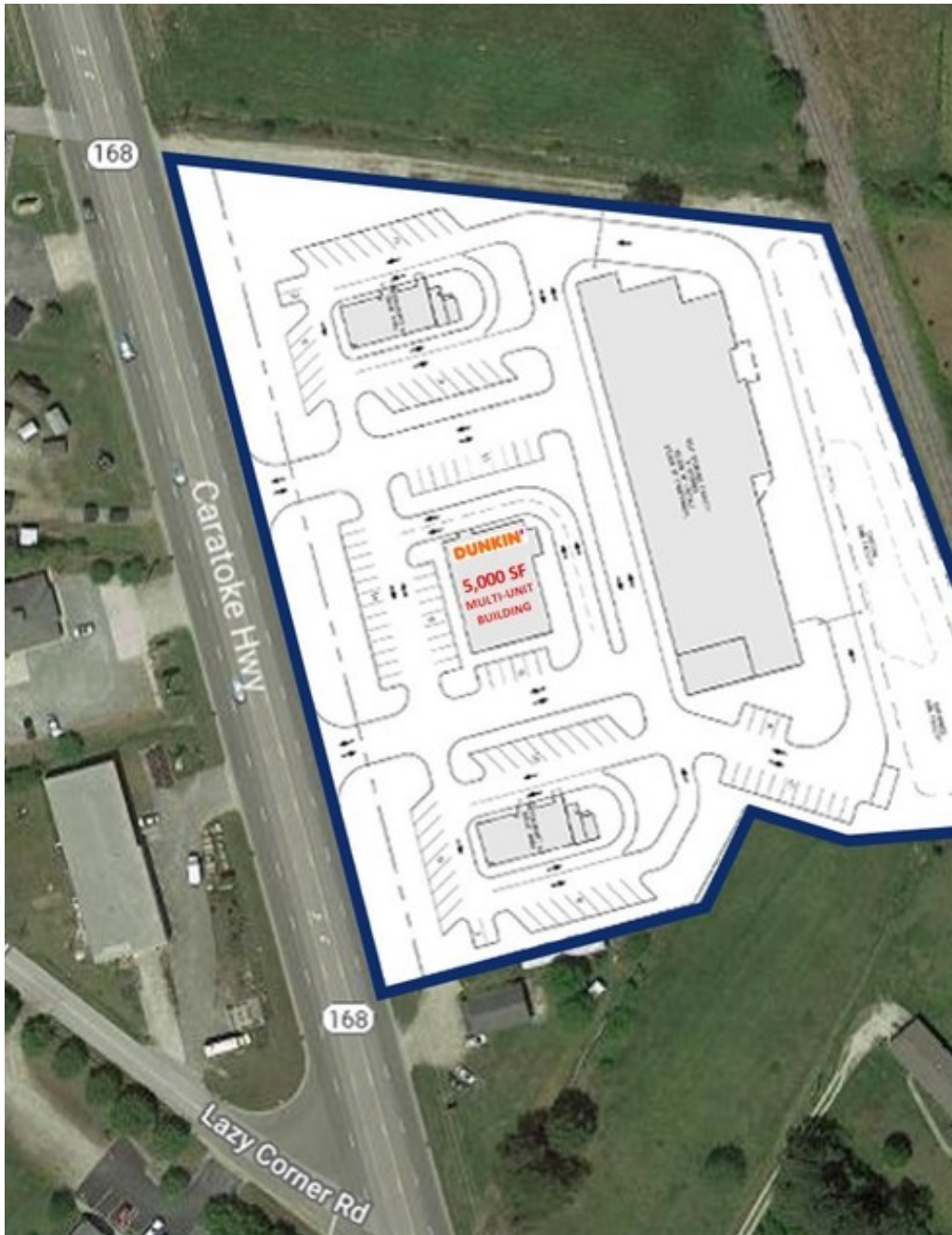


FOR SALE/LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



THREE PADS AVAILABLE

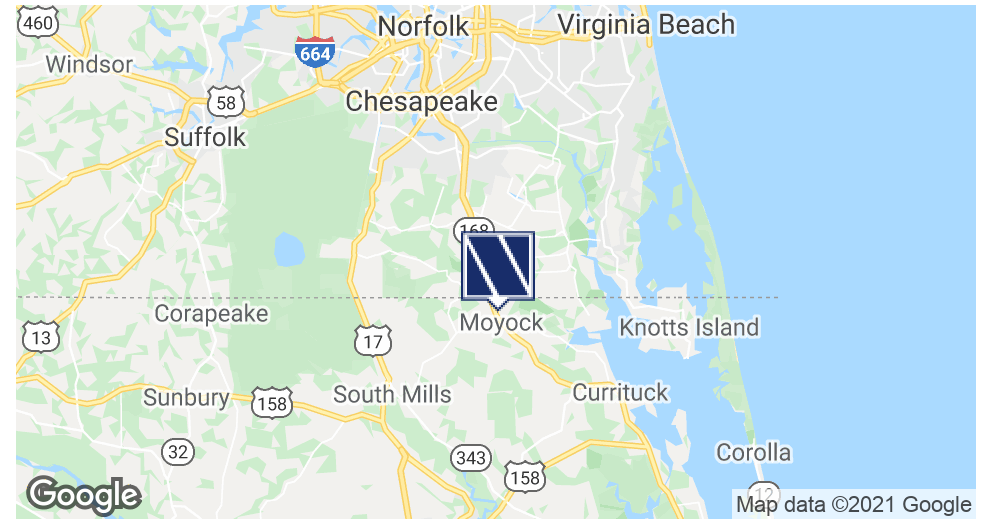
369-385 CARATOKE HIGHWAY
MOYOCK, NC 27958

FOR MORE INFORMATION, PLEASE CONTACT:

BEN LEON
ASSOCIATE
757.640.2272
C. 757.469.2365
BLEON@SLNUSBAUM.COM

EXECUTIVE SUMMARY

369-385 CARATOKE HIGHWAY, MOYOCK, NC 27958



OFFERING SUMMARY

Sale Price:	\$499,000 - \$699,000
Lease Rate:	Contact Agent
Total Lot Size:	3.75 Acres
Pad 1:	1.25 Acre
Pad 3:	1.00 Acre
Pad 4:	1.50 Acre
Traffic Count:	24,000

PROPERTY OVERVIEW

Several brand new neighborhoods surround this new Dunkin'-anchored development in highly sought after Moyock submarket. The site enjoys excellent visibility and road frontage on Caratoke Highway.

PROPERTY HIGHLIGHTS

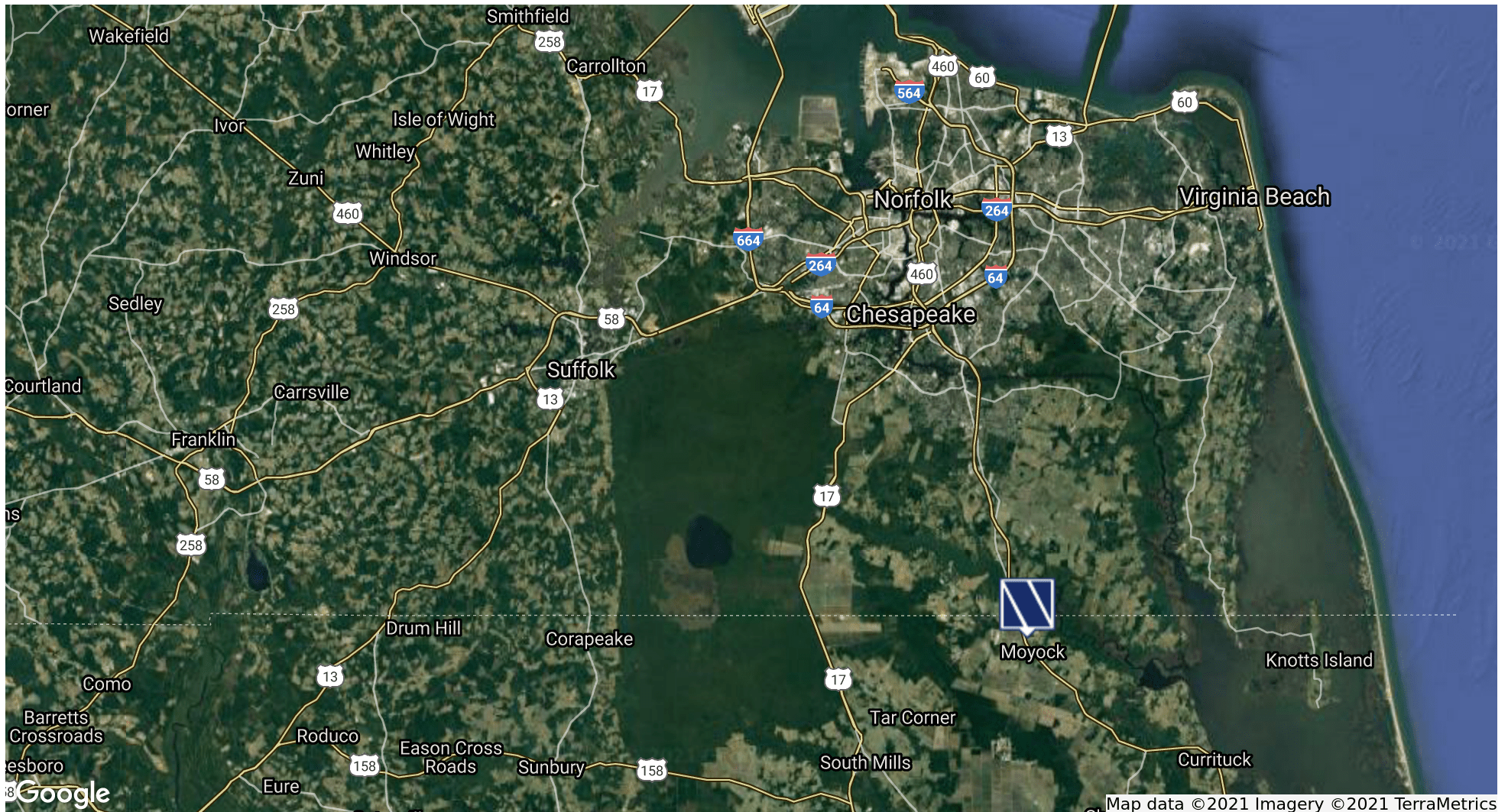
- Pad 1 (car wash): Site plan approved; BMP handled off site; water and sewer within 15' of pad; and entrance installed.
- Pad 3 (quick-serve restaurant): Site plan approved; BMP handled off site; water and sewer within 15' of pad; and entrance installed.
- Pad 4 (office/retail): Site plan approved; BMP handled off site; water and sewer within 15' of pad; and entrance & access installed.

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LOCATION MAP

369-385 CARATOKE HIGHWAY, MOYOCK, NC 27958



S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

LOCATION MAP | 3

FOR MORE INFORMATION, PLEASE CONTACT:

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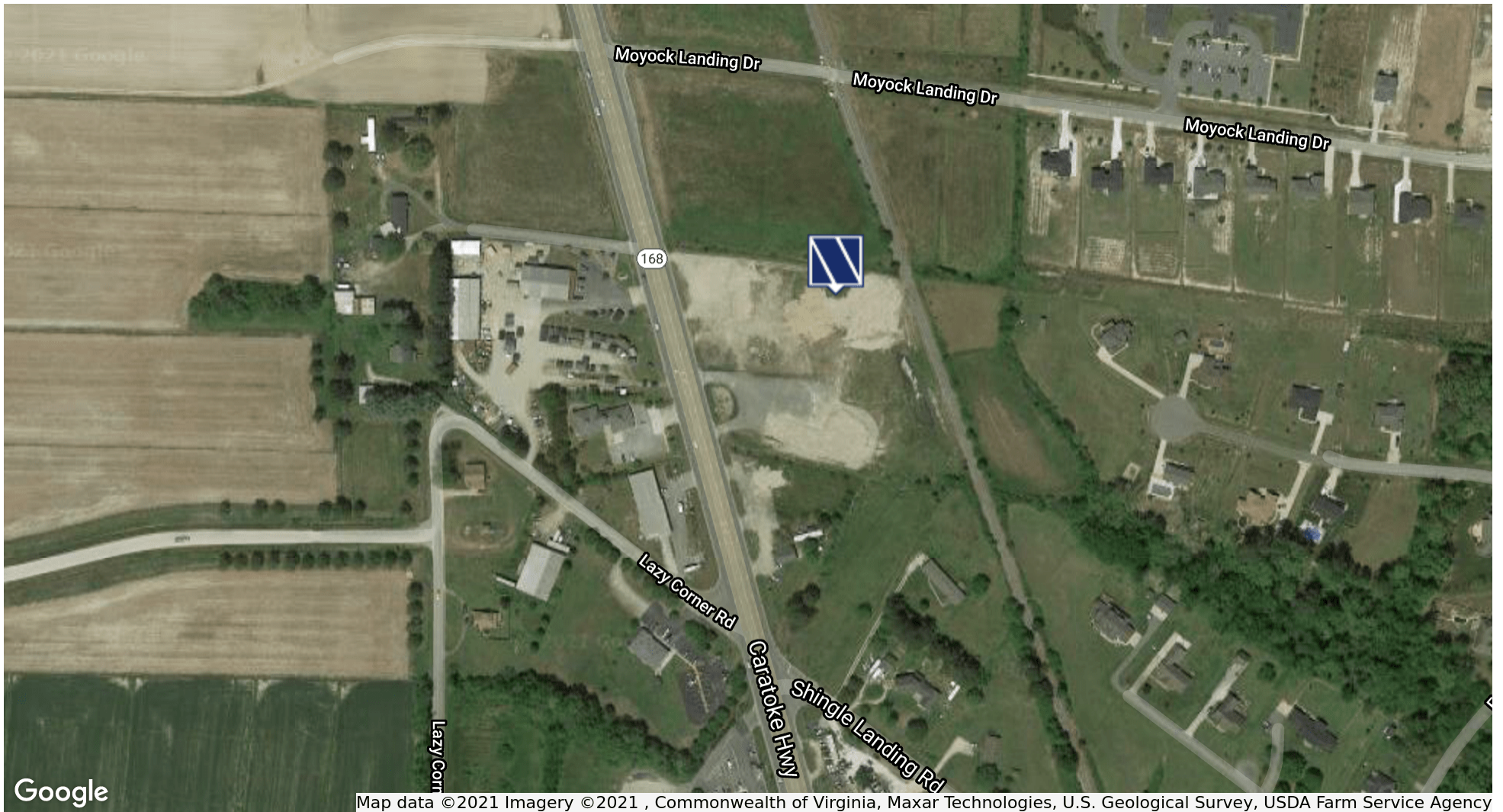
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LOCATION MAP

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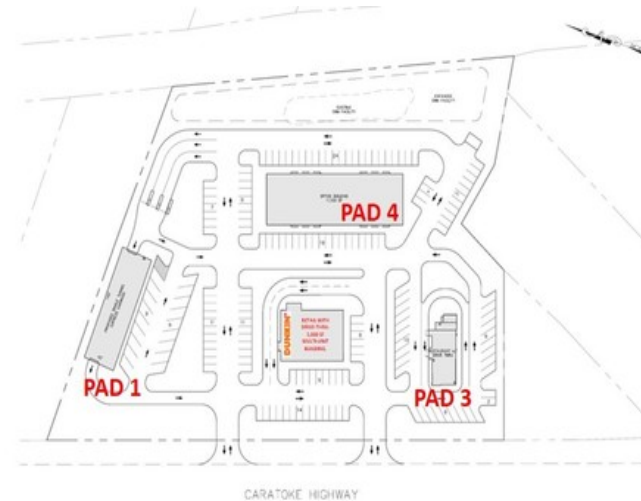
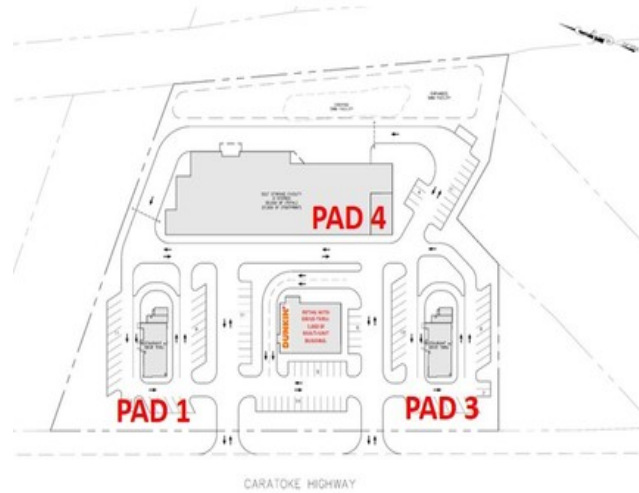
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AVAILABLE PADS

369-385 CARATOKE HIGHWAY, MOYOCK, NC 27958



OF LOTS 3

TOTAL LOT SIZE 1.0 - 1.5 ACRES

TOTAL LOT PRICE \$499,000 - \$699,000

BEST USE RETAIL AND OFFICE

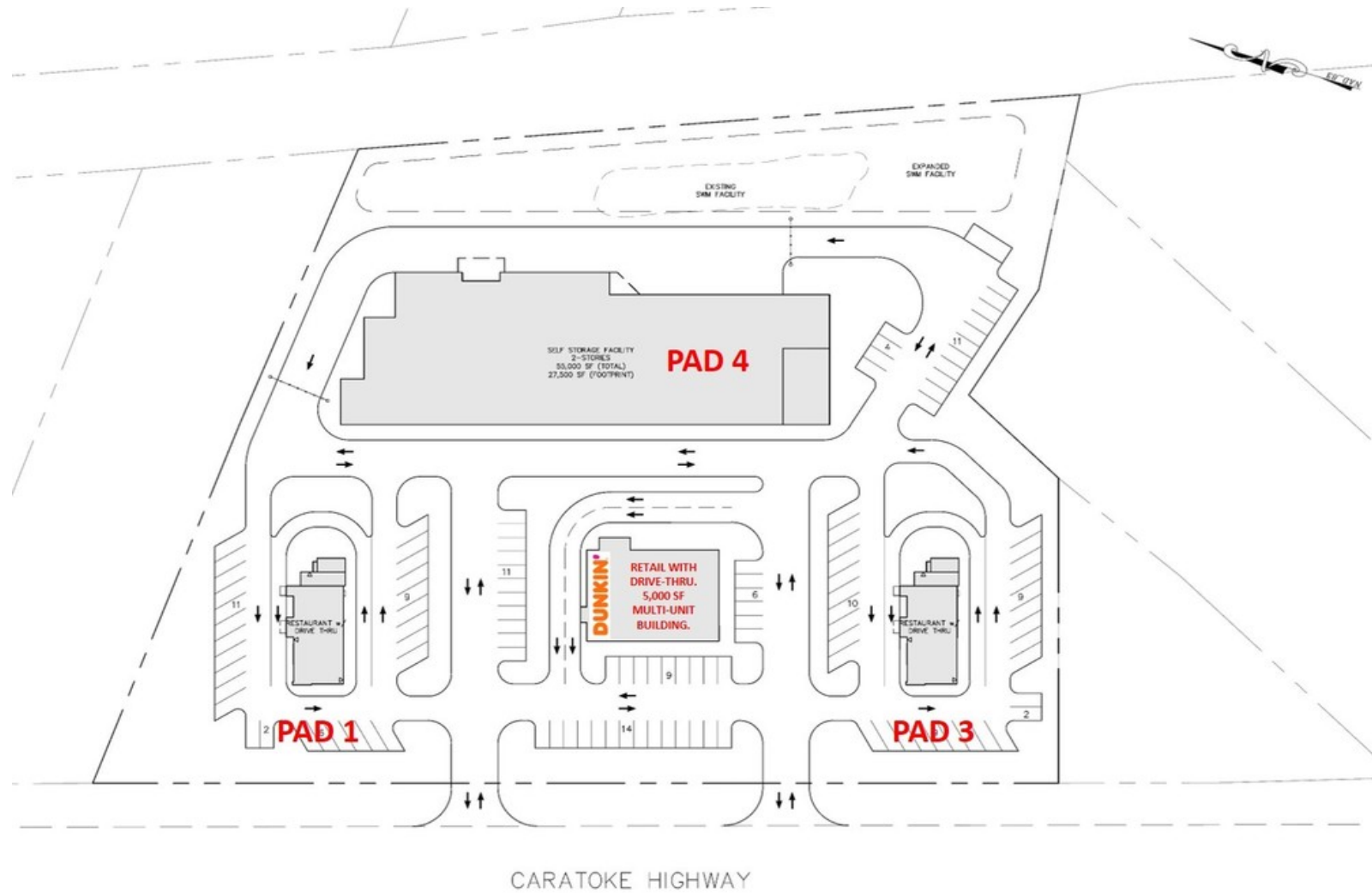
STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	Pad 1	Retail	1.25 Acres	\$699,000
Available	Pad 3	Retail	1 Acres	\$575,000
Available	Pad 4	Office	1.5 Acres	\$499,000

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SCHEMATIC LAYOUT 1

369-385 CARATOKE HIGHWAY, MOYOCK, NC 27958



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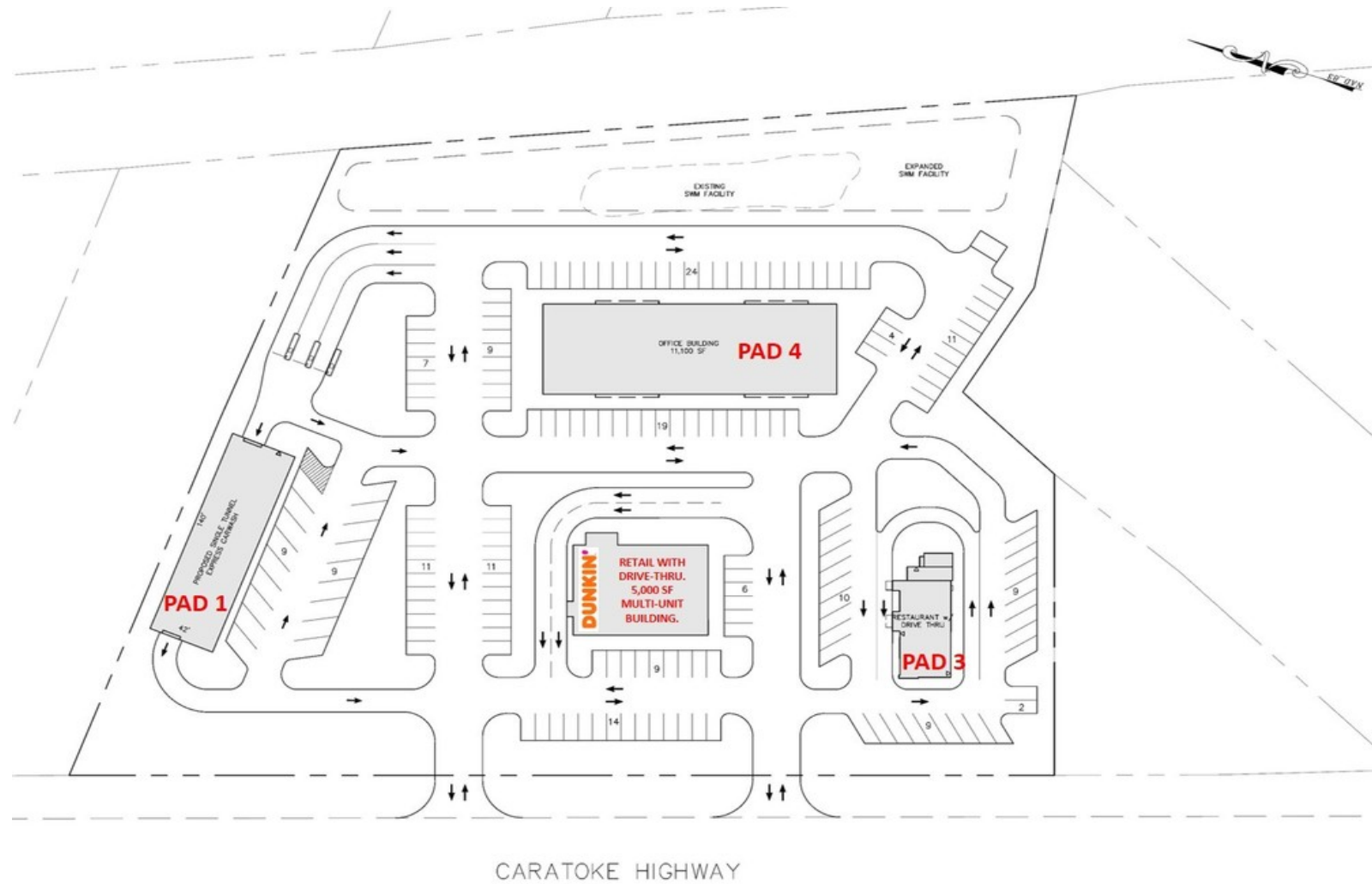
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SCHEMATIC LAYOUT 2

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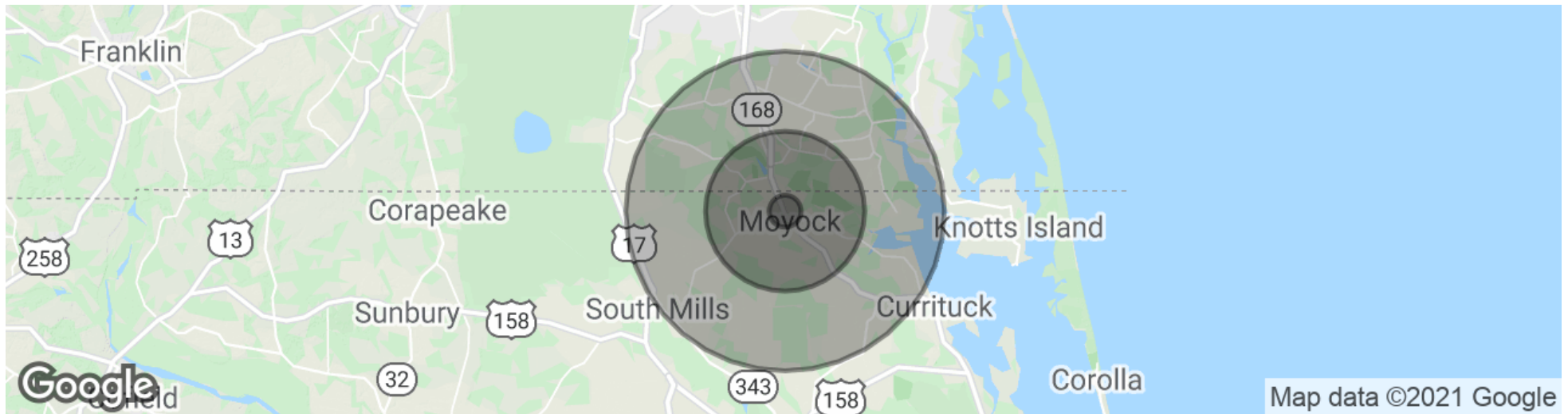
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DEMOGRAPHICS MAP & REPORT



369-385 CARATOKE HIGHWAY, MOYOCK, NC 27958



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	283	7,633	31,399
Average Age	35.2	36.2	38.7
Average Age (Male)	35.9	35.1	36.6
Average Age (Female)	34.3	37.7	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	99	2,454	10,429
Average HH Income	\$71,750	\$82,431	\$93,260
Average House Value		\$447,254	\$405,368

* Demographic data derived from 2010 US Census

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