

DOUBLE DRIVE QSR AVAILABLE FOR LEASE

1259 YADKINVILLE RD, MOCKSVILLE, NC 27028



CONTACT

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PROPERTY / LEASING INFO

- For Lease or Ground Lease
- Square Feet: 3,000 Square Feet
- Acres: 1.64
- Parking: 44
- Drive-thru: Double
- Year Built: 2022
- Signage: Facade & Dedicated Monument

PROPERTY HIGHLIGHTS

- Newly constructed double drive thru restaurant for lease or ground lease.
- Tenant closed due to corporate bankruptcy
- Excellent visibility and full access from Yadkinville Rd, Davie County’s primary retail corridor
- Easy on-off from 
- Cross access to traffic light, Lowes, Sheetz, Take 5, Waffle House and additional retail shops
- 20,000 VPD on Yadkinville Rd

| DEMOGRAPHICS (2024) | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| POPULATION | 1,513 | 8,462 | 14,952 |
| AVERAGE HH INCOME | \$76,865 | \$82,904 | \$86,635 |
| MEDIAN HH INCOME | \$54,536 | \$58,681 | \$62,797 |
| BUSINESS ESTABLISHMENTS | 105 | 472 | 666 |
| DAYTIME EMPLOYMENT | 1,120 | 4,644 | 6,452 |



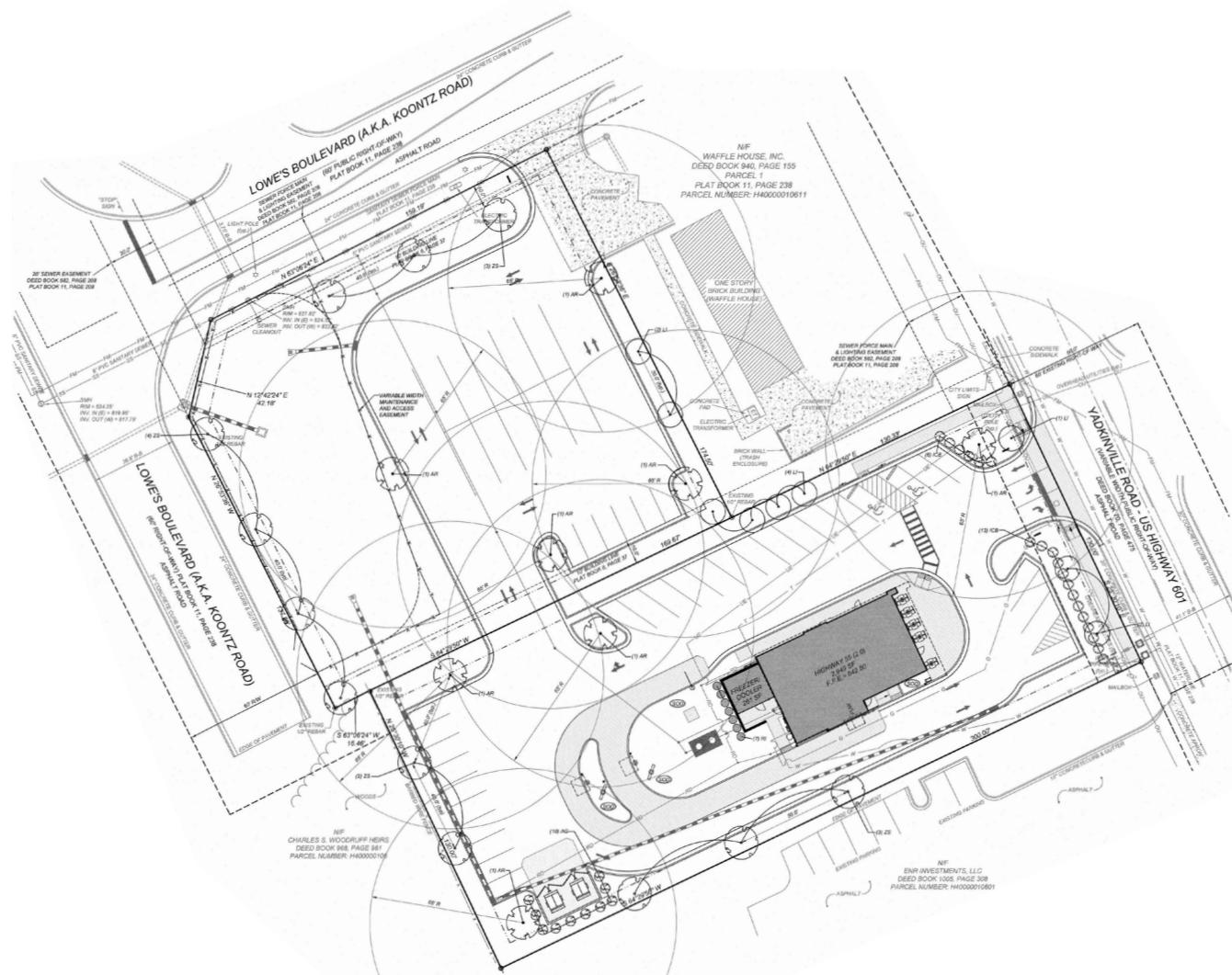
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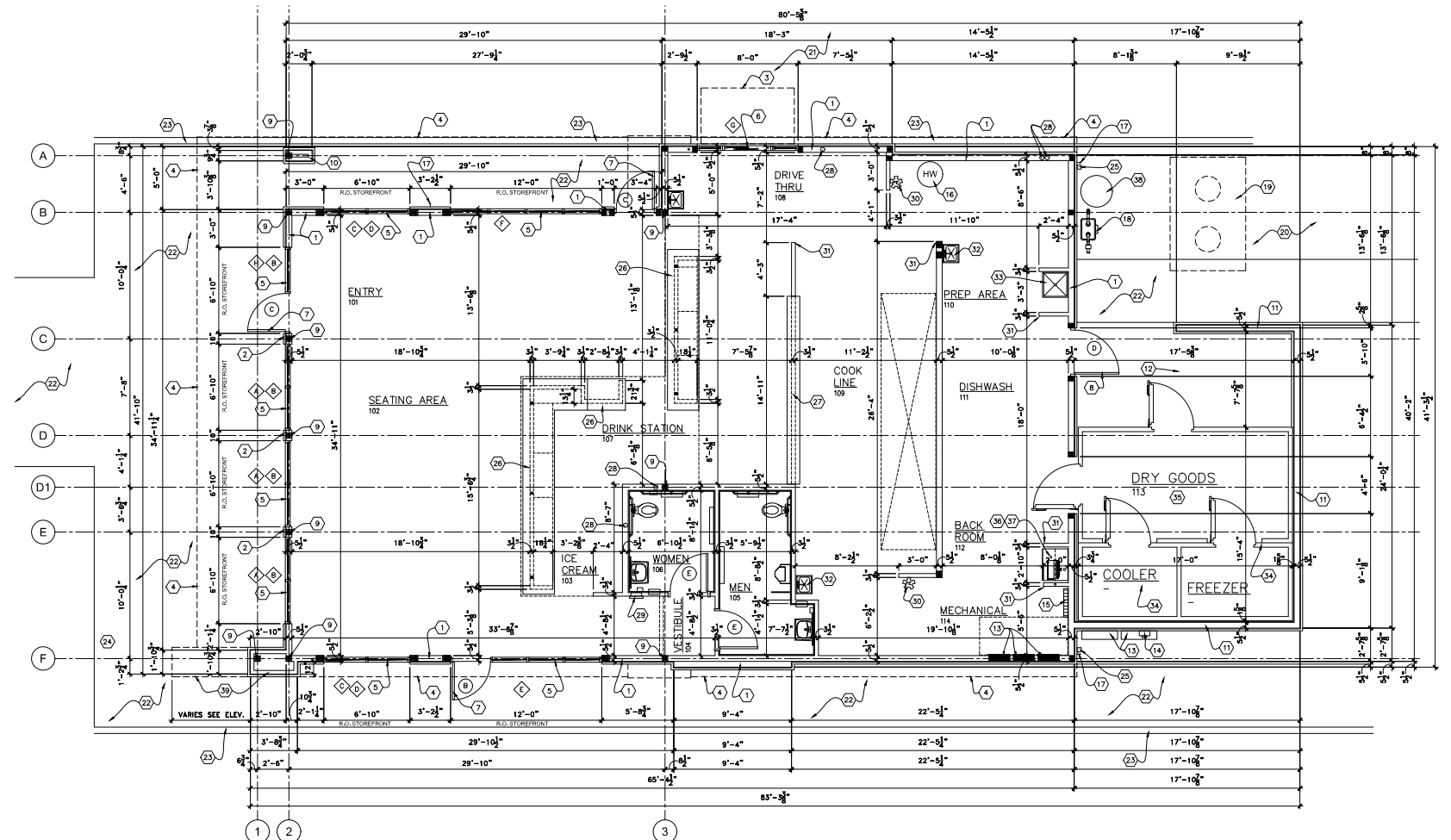
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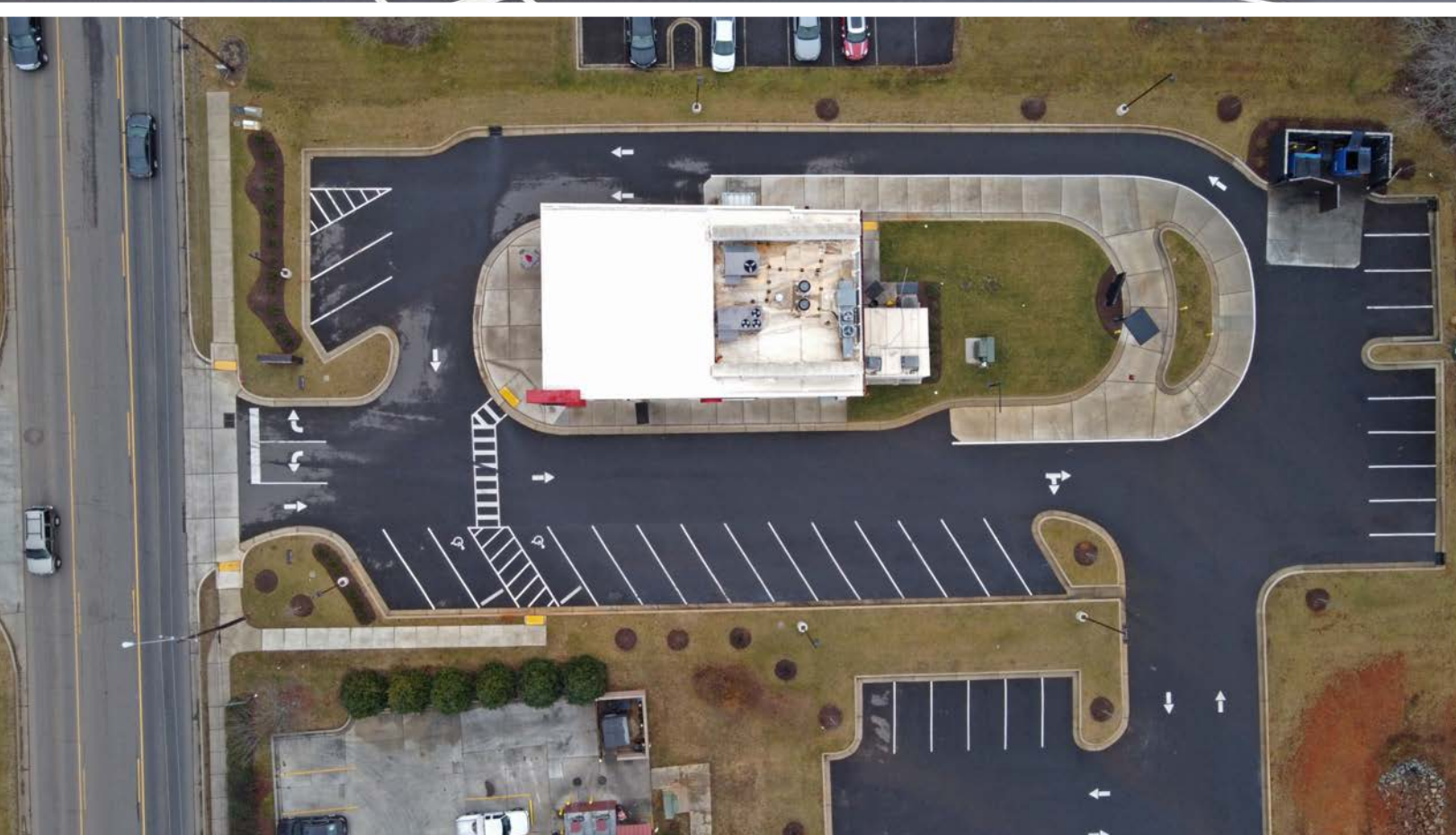
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SITE PLAN



FLOOR PLAN



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