

FOR SALE & LEASE

**801 E 2nd Street
Lumberton, NC 28358**



+/-1,576 SF GAS STATION & CONVENIENCE STORE FOR SALE OR LEASE

Offering Summary

Sales Price: \$300,000
Lease Price: \$2,000/Month
Size: 1,576 Square Feet
Zoning: Commercial
Traffic Count: 7,200 VPD

Property Description

Excellent opportunity to acquire or lease an established gas station and convenience store at 801 E. 2nd Street in Lumberton, NC. Strategically positioned within the Lumberton trade area, the property offers direct access from E. 2nd Street and an established neighborhood presence. Ideal for an owner-operator or investor seeking a value-add opportunity with strong potential for future repositioning. Offered for sale at \$300,000 or for lease at \$2,000/month on a NNN basis. Replacement of the existing fuel pumps and tanks is needed.



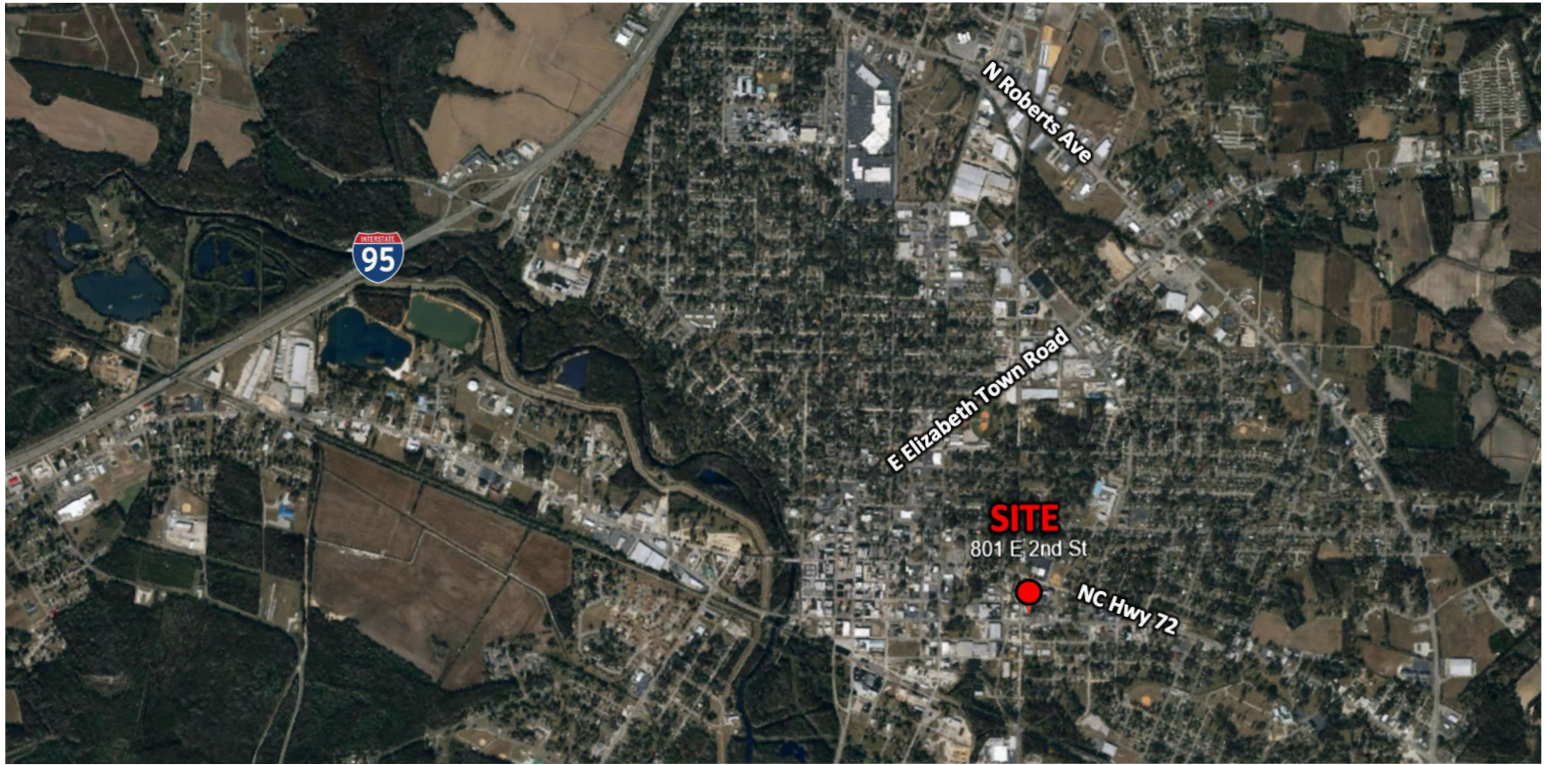
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