

PRICE

\$2,200,000



CRAFT BREWERY FACILITY FOR SALE

BrickTree Brewing

414 East Water Street, Lincolnton, NC 28092.

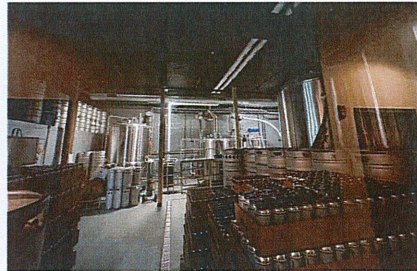
- Repurposed Vintage Textile Mill
- 12,000 square feet
- 15 year lease / 13 years remaining NNN Lease
- 120 year old building
- Completely renovated in 2020
- Listed National Register of Historic Places



Tower



Brewing Area



Bier Garden



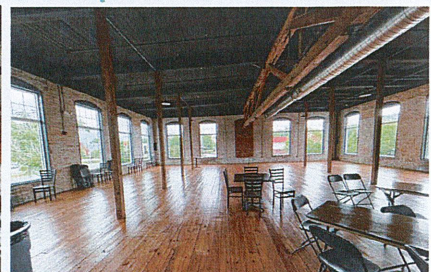
Tap Room



Tap Room



Upstairs Event Venue



Craig Upshaw
NC Lic 250881

(704) 900-9632
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Bill Spurrier
NC Lic 220816

(704) 400-8494
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DEMOGRAPHICS

414 E Water St

Lincolnton, NC 28092

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2024)	4,992	18,696	33,571
Projected Population (2029)	5,400	20,162	36,464
Census Population (2020)	4,608	17,625	31,896
Census Population (2010)	4,645	17,004	31,173
Projected Annual Growth (2024-2029)	408 1.6%	1,466 1.6%	2,893 1.7%
Historical Annual Growth (2020-2024)	384 -	1,071 1.5%	1,675 1.3%
Historical Annual Growth (2010-2020)	-37 -	620 0.4%	722 0.2%
Estimated Population Density (2024)	1,590 psm	662 psm	428 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Average Household Income

Estimated Average Household Income (2024)	\$63,838		\$73,529		\$81,282	
Projected Average Household Income (2029)	\$65,827		\$75,217		\$83,319	
Census Average Household Income (2010)	\$44,957		\$44,749		\$46,755	
Census Average Household Income (2000)	\$37,694		\$42,419		\$44,170	
Projected Annual Change (2024-2029)	\$1,989	0.6%	\$1,688	0.5%	\$2,037	0.5%
Historical Annual Change (2000-2024)	\$26,144	2.9%	\$31,110	3.1%	\$37,112	3.5%

Median Household Income

Estimated Median Household Income (2024)	\$54,444		\$60,954		\$66,302	
Projected Median Household Income (2029)	\$54,151		\$60,878		\$66,448	
Census Median Household Income (2010)	\$34,640		\$35,868		\$39,546	
Census Median Household Income (2000)	\$30,921		\$35,047		\$37,771	
Projected Annual Change (2024-2029)	-\$293	-0.1%	-\$76	-	\$146	-
Historical Annual Change (2000-2024)	\$23,523	3.2%	\$25,907	3.1%	\$28,531	3.1%

