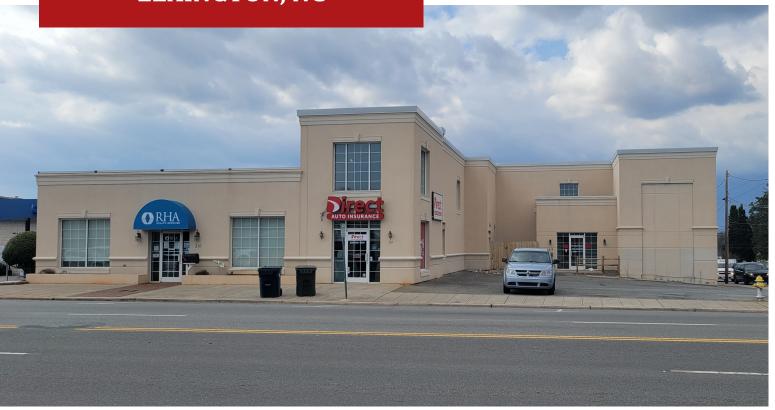
# 318 N. MAIN STREET ±7,736 SF STORAGE SPACE FOR LEASE LEXINGTON, NC





#### **AVAILABLE:**

±2,777 to ±4,959 SF

#### **USES:**

Storage or possible Office

#### **ZONING:**

UD (Uptown District)

#### **CURRENT TENANTS:**

RHA Health Care, Direct Auto Insurance, Lexington Youth Theater Inc.

#### LOCATION:

From US-52 South, take the NC-8 exit, Exit 92, towards Lexington. Turn left onto Winston Rd/NC-8. Continue to follow NC-8. Turn right onto N. main St/US-29 Bus S.

The property will be on your right.

#### **SUMMARY:**

High visibility property on Main Street in uptown Lexington, North Carolina.

#### **HUBBARD COMMERCIAL, LLC**

1598 WESTBROOK PLAZA DR, SUITE 200 WINSTON-SALEM, NC 27103 www.hubbardcommercial.com

#### **CASSIE TAYLOR**

Property Manager
336-733-1504 Office
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## **OVERVIEW**

### YEAR BUILT / RENOVATED:

Renovated 2004

#### **BUILDING SIZE:**

18,400 SF

#### **LEASE RATE:**

\$2.00 — \$3.00 / PSF



#### **PROPERTY INFO:**

- Great visibility
- Signage available
- Basement & 2nd floor
- Unfinished open space on two levels:

Will subdivide

- ° 318-C: 2nd Floor 4,959 SF
- ° 318-B: Basement 2,777 SF
- Limited onsite parking
- Walking distance to dining and retail

#### **DEMOGRAPHICS**

- Population:
  - ° 1- Mile = 4,188
  - ° 3- Mile=18,499
  - ° 5- Mile=29,137
- Average Household Income:
  - ° 1-Mile=\$33,518.80
  - ° 3-Mile= \$41,207.59
  - ° 5-Mile=\$45,184.58