

RETAIL, MEDICAL, & OFFICE SPACE FOR LEASE



107

E McClanahan St
Oxford, NC 27565

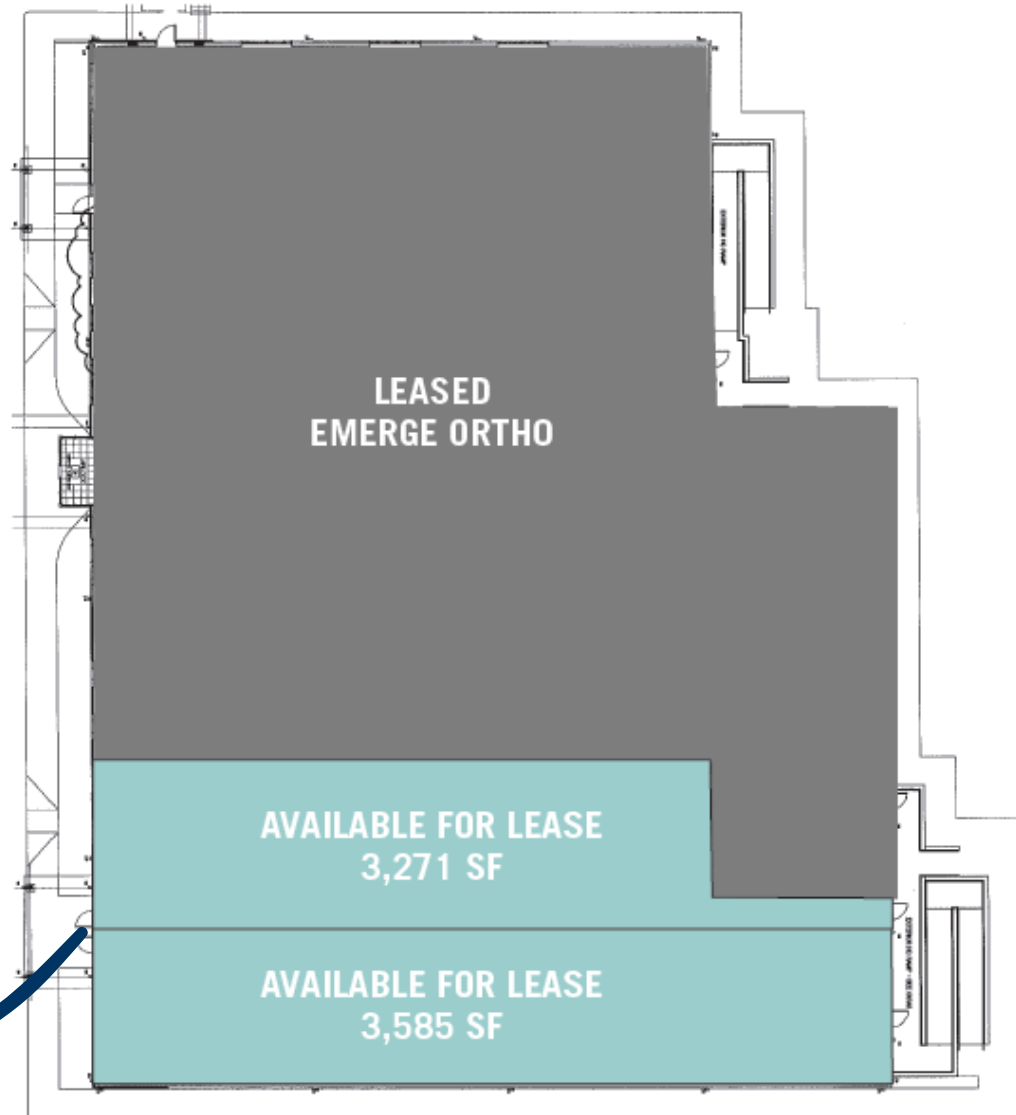
Rental Rate: Negotiable

Tenant Improvement Allowance Available

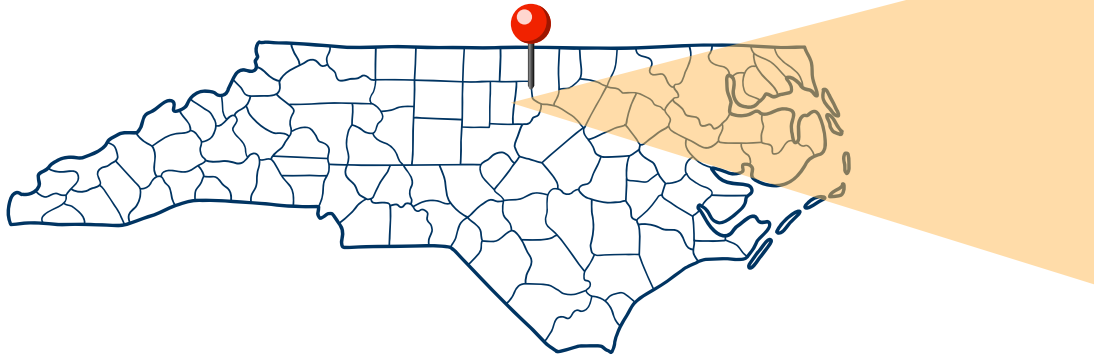
- Expansive Parking
- Building Signage Availability

AVAILABILITY

- 6,586 SF
 - Can be demised to 3,271 SF or 3,585 SF
- Space is currently in shell condition
- Building signage available
- 8:1000 SF parking ratio
- B1 zoning



Granville County, NC



- Connecting | Strong transportation infrastructure
- Expanding | Development-ready sites
- Learning | Diverse, skilled talent pipeline
- Enriching | Internationally-recognized quality of life

ESTIMATED
POPULATION

50,128

MEDIAN HH
INCOME

\$65,941

ESTIMATED
HOUSEHOLDS

20,189

TOTAL
BUSINESSES

1,511

AVERAGE HH
INCOME

\$83,714

TOTAL
EMPLOYEES

11,528



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