



FORMER RITE AID AVAILABLE

260 NC HIGHWAY 801 N. | ADVANCE, NORTH CAROLINA 27006



PROPERTY INFORMATION

SPACE AVAILABLE:	14,924 SF
SUBLEASE EXPIRATION:	10/31/2022
MODIFIED GROSS RENT:	\$11.75 / SF

PROPERTY HIGHLIGHTS

- Located at a fully signalized intersection
- Subtenant is responsible for all onsite maintenance expenses
- 12.35' drop ceiling height
- 73 parking spaces

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	1,558	15,546	36,200
AVERAGE HH INCOME	\$106,608	\$122,824	\$104,534
MEDIAN HH INCOME	\$78,254	\$93,406	\$82,048
BUSINESS ESTABLISHMENTS	51	583	1,274
DAYTIME EMPLOYMENT	395	5,023	12,962

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TRAFFIC COUNTS 2016 (NCDOT)

- 19,000 VPD on NC Highway 801 North
- 51,000 VPD on I-40 (just SE of site)

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