



RETAIL SPACE FOR LEASE

THE SHOPS OF MOUNT OLIVE

302 NC-55, MOUNT OLIVE, NC 28365

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PROPERTY OVERVIEW

RETAIL SPACE FOR LEASE
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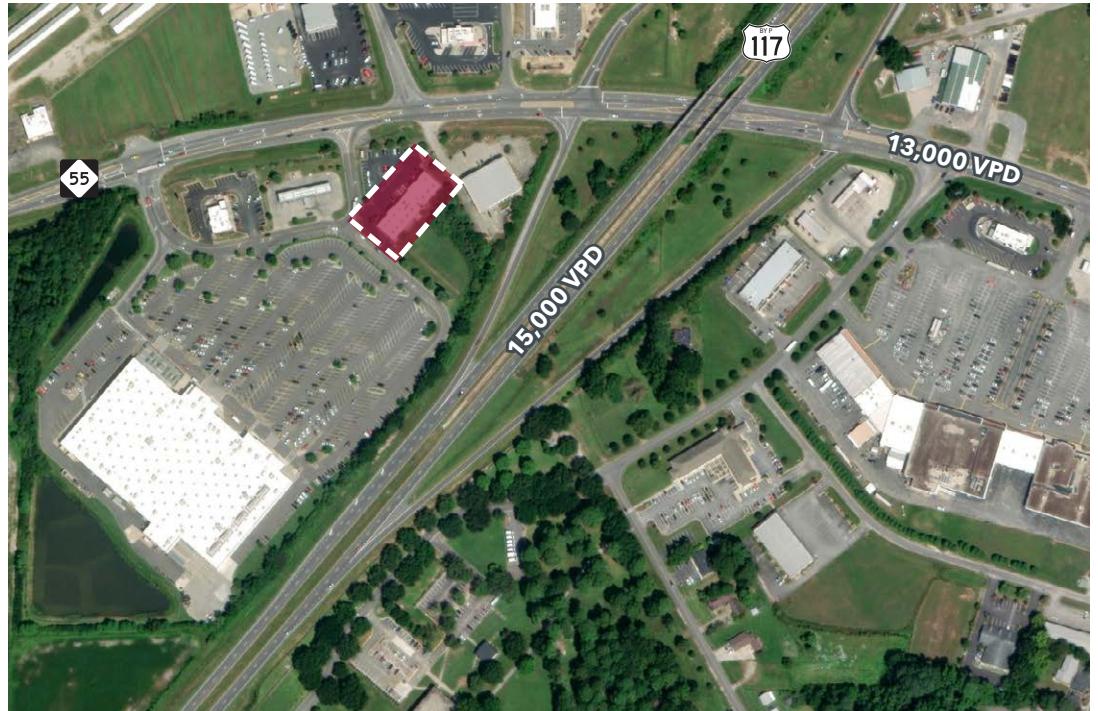
LOCATION DESCRIPTION

The Shops of Mount Olive is a 9,900 SF multi-tenant retail center located at the high-traffic intersection of NC Highway 55 and US Route 117. This well-positioned center benefits from excellent visibility and access within Mount Olive's primary commercial corridor.

The center is located near key economic anchors including the University of Mount Olive and the Mount Olive Pickle Company. The Shops of Mount Olive also benefits from shadow-anchoring by Walmart Supercenter, driving consistent local and regional foot traffic.

PROPERTY HIGHLIGHTS

- » 1,030 SF retail suite available for lease
- » Ideal for retail or service businesses
- » Prominent location in Mount Olive's main commercial district
- » High visibility and easy access from NC Hwy 55 & US-117
- » 13,000 VPD on NC Hwy 55
- » 15,000 VPD on US-117
- » Surrounded by established national and regional retailers
- » Shadow-anchored by Walmart Supercenter
- » Call broker for lease rate

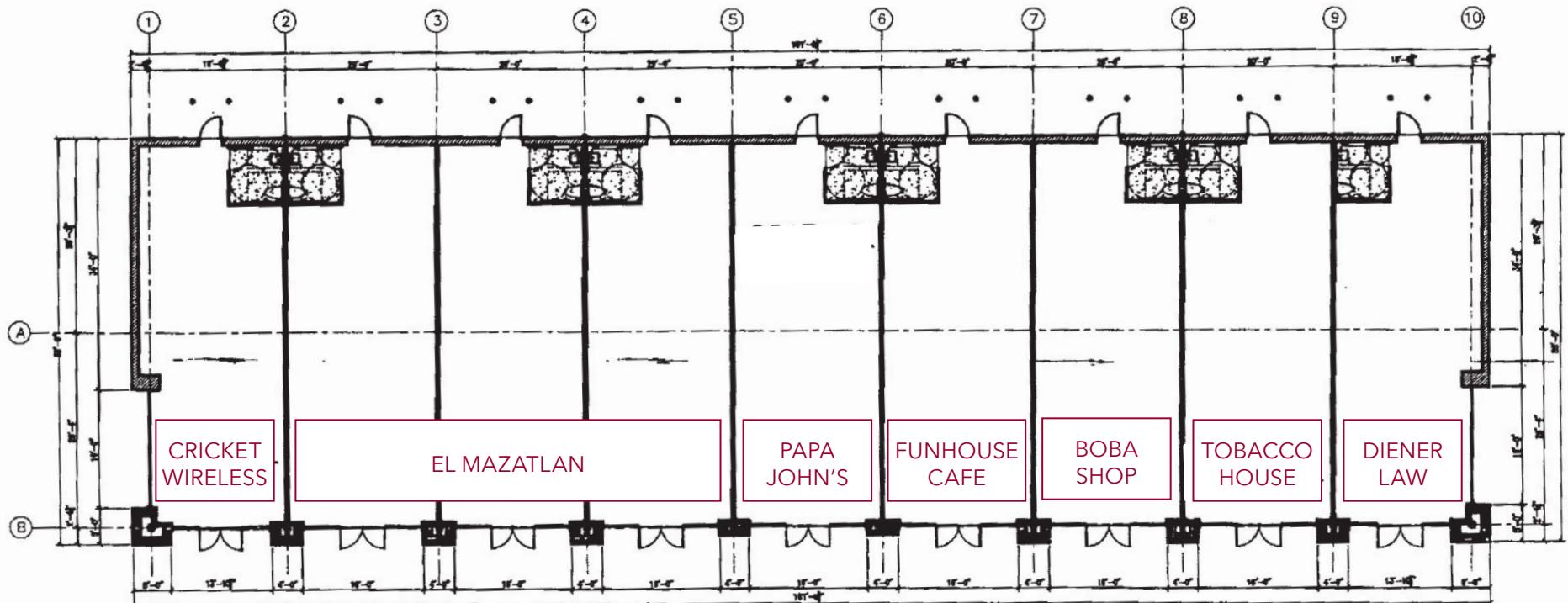


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SITE PLAN

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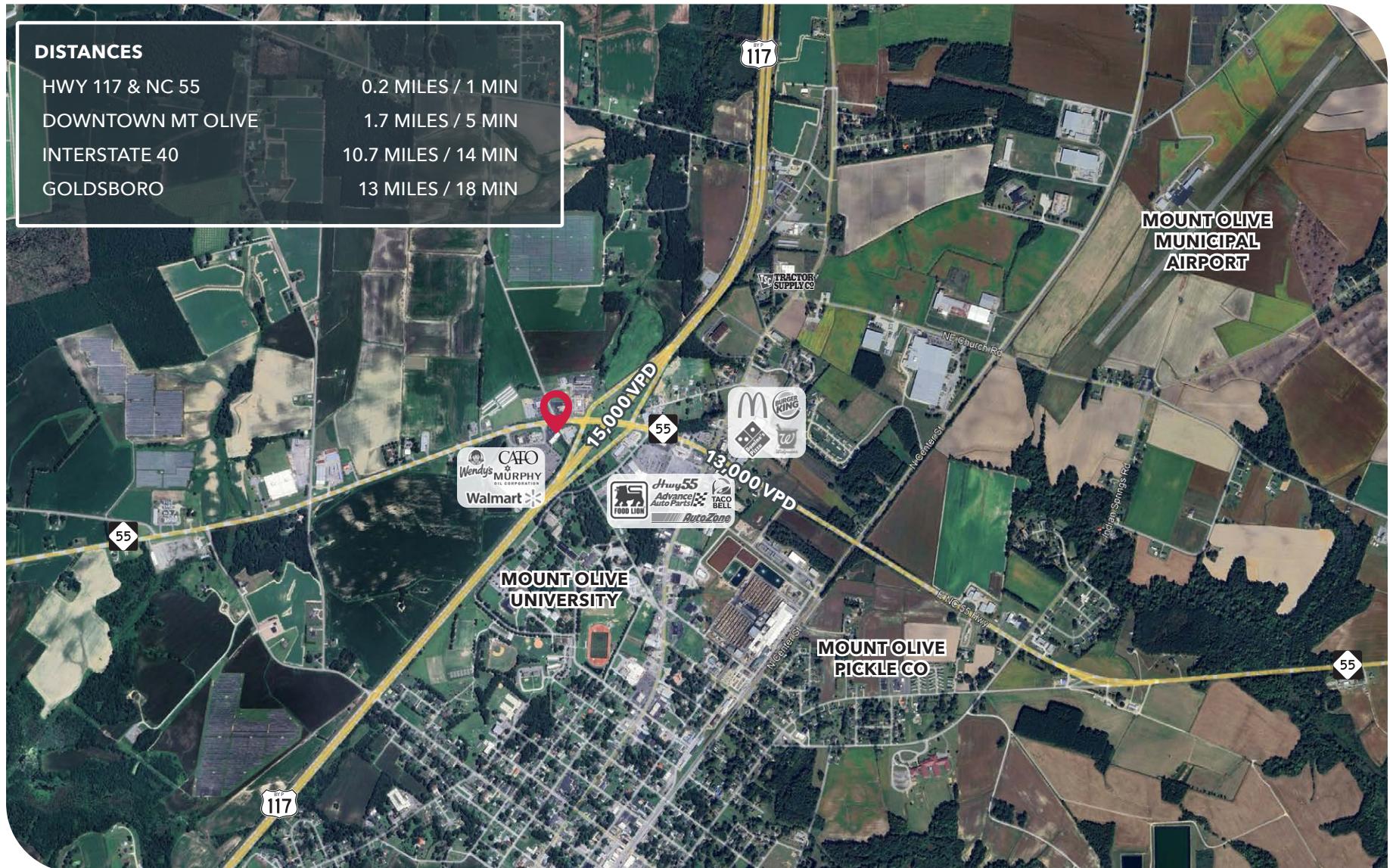


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AREA AMENITIES

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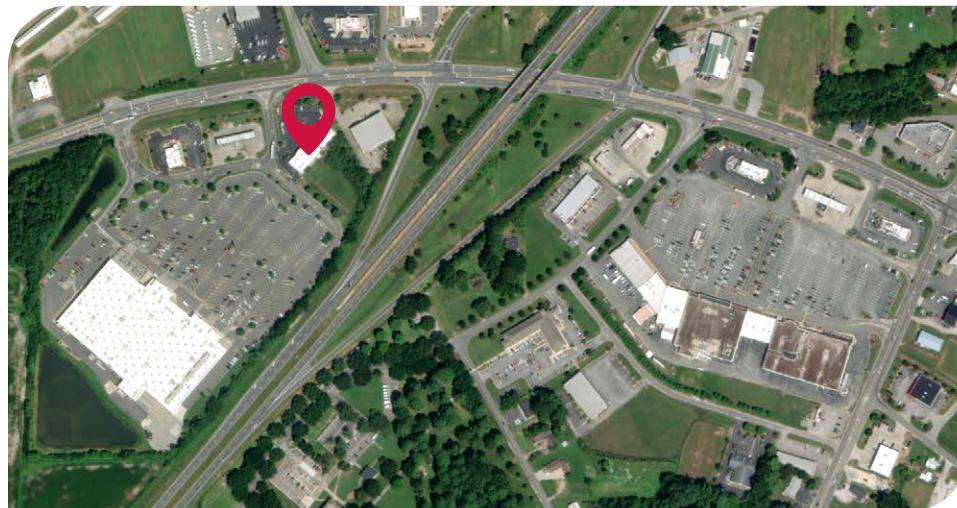
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DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
Population (2024)	1,575	6,700	10,551
Daytime Population	3,647	8,114	11,319
Median Age	39.5	40.6	40.3
Average Household Income	\$70,049	\$70,536	\$74,504
Average Home Value	\$195,725	\$186,997	\$176,475
Total Households	537	2,604	4,054



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