

RETAIL PROPERTY FOR LEASE

401 RALEIGH ROAD

Henderson, NC 27536



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KEITH BASHI

CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY HIGHLIGHTS

- Tanks and pumps have been removed
- At signalized entrance to Dabney Shopping Center
- Multiple means of ingress/egress

OFFERING SUMMARY

For Sale:	\$700,000.00
Lease Rate:	\$3,800.00 per month (NNN)
Available SF:	1,872 SF

PROPERTY DESCRIPTION

CityPlat offers a 1,872 square foot retail building on 0.63 acres in Henderson, NC, available for sale or lease as-is. Located on Raleigh Road at the entrance to Dabney Shopping Center, the property features a full canopy, c-store equipment, coolers, and more. With strong visibility and over 6,600 VPD, this site is ideal for a convenience store, car lot, or retail business.

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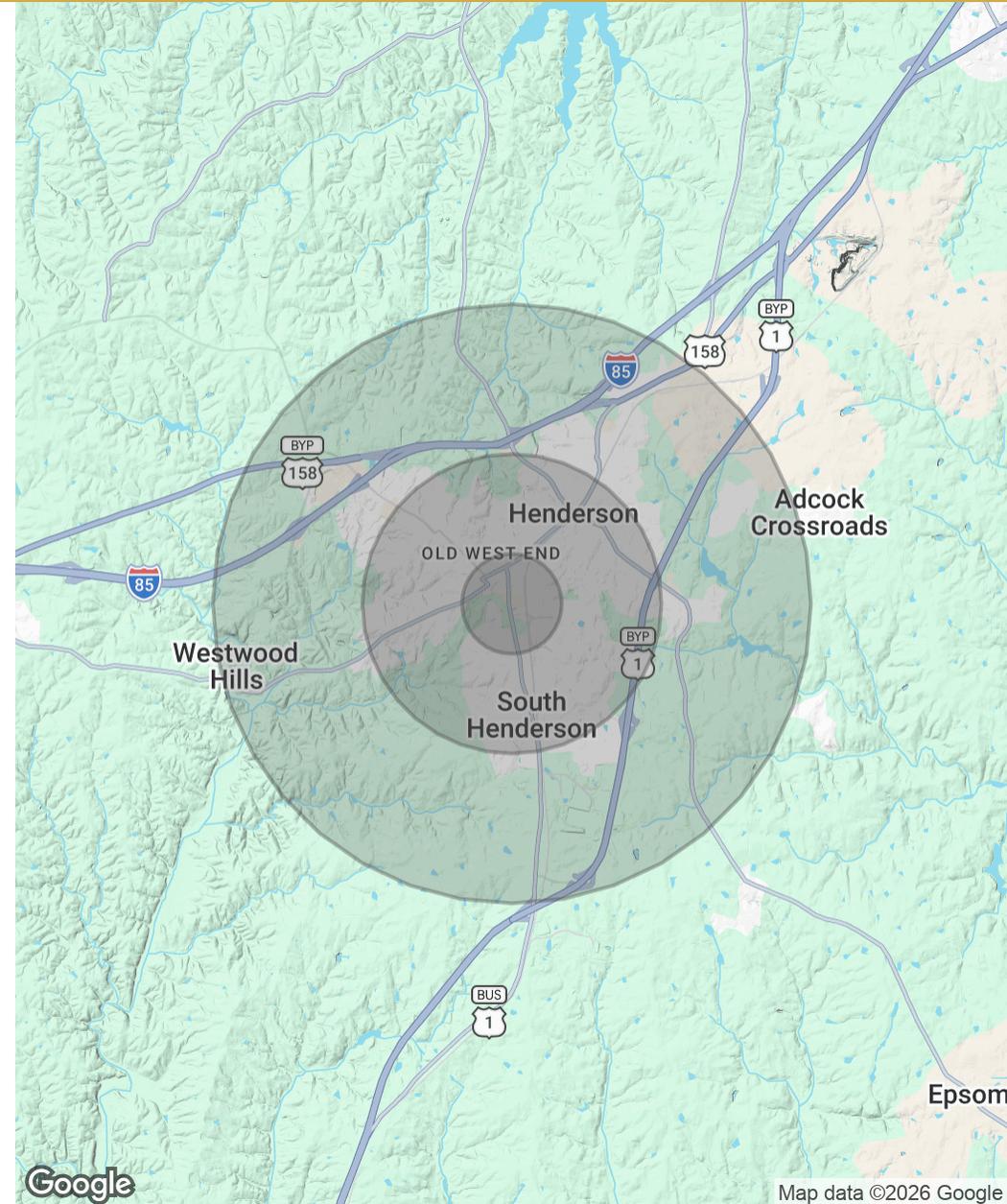
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POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,124	10,971	19,421
Average Age	40	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	408	4,403	7,901
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$70,044	\$61,089	\$60,508
Average House Value	\$132,517	\$130,220	\$145,383

Demographics data derived from AlphaMap



Map data ©2026 Google

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