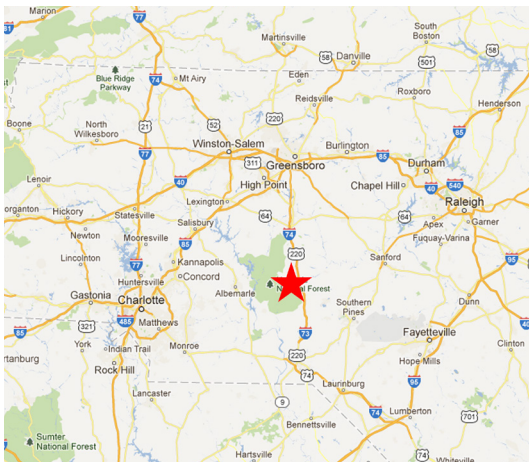


MONTGOMERY CROSSING

187 Montgomery Crossing
Biscoe, NC 27209

LEASING | Stanford Garnett
direct: 704.206.8345
sgarnett@collettre.com



DEMOGRAPHIC SNAPSHOT

	3 mile	5 mile	10 mile
Population	3,866	7,650	20,673
Projected Pop. (2024)	3,919	7,737	21,048
Avg. Household Income	\$65,437	\$60,463	\$53,933

TRAFFIC COUNTS

Hwy 24 at Wright Road 16,000

PROPERTY DETAILS

- ± 3,200 SF Space Available
- ± 25,360 SF inline shop space adjacent to Biscoe's Wal-Mart Supercenter has excellent signage and visibility.
- Located on W. Main Street (NC Hwy 27/24)
- Area retailers include: Walmart, Food Lion, Dollar General, O'Reilly, Great Clips, Auto Zone
- Biscoe serves as a retail hub for a large trade area that includes the townships of Troy, Candor, Robbins, Emery and Star, NC.

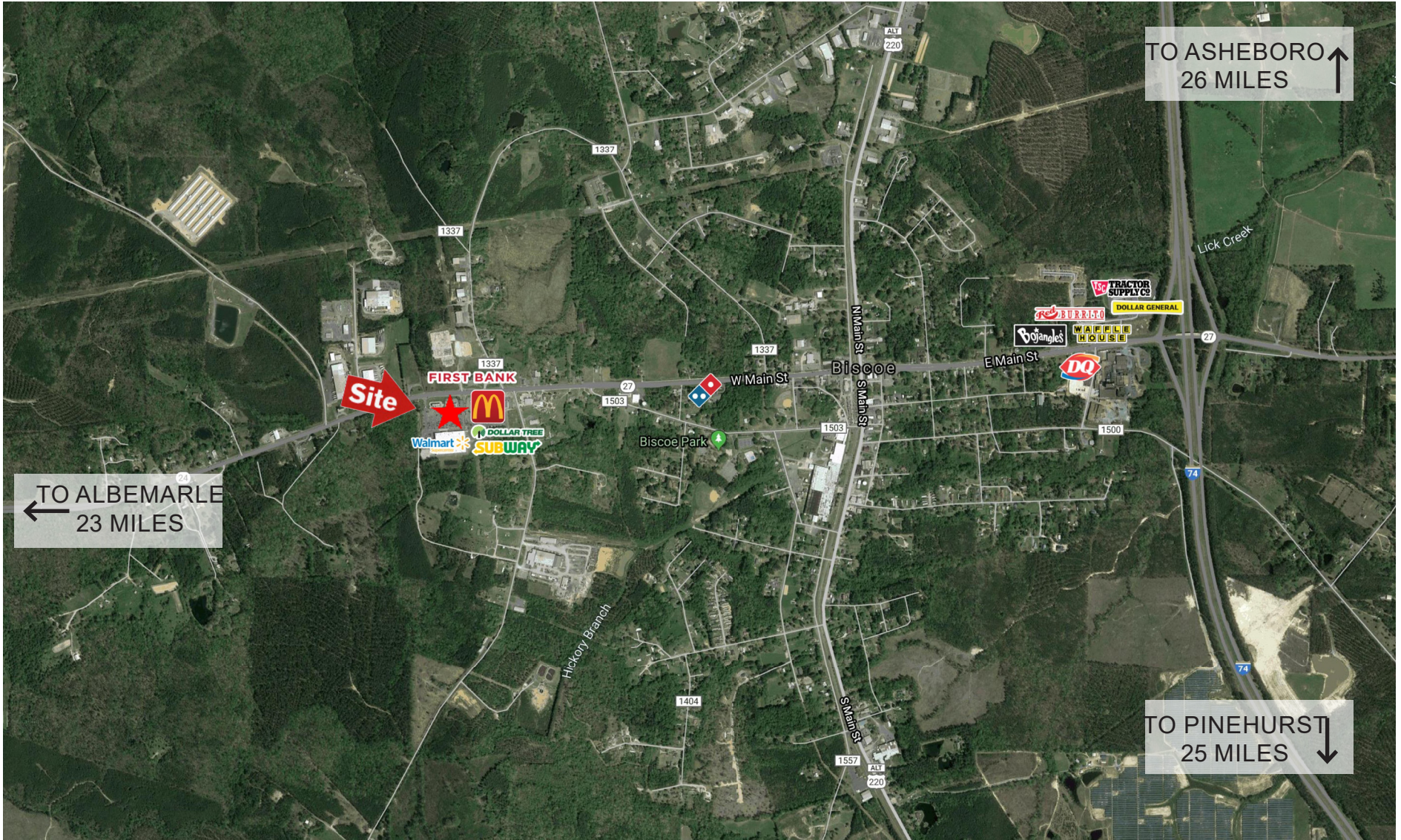
1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETTRE.COM



MONTGOMERY CROSSING

AERIAL

LEASING | Stanford Garnett
direct: 704.206.8345
sgarnett@collettre.com



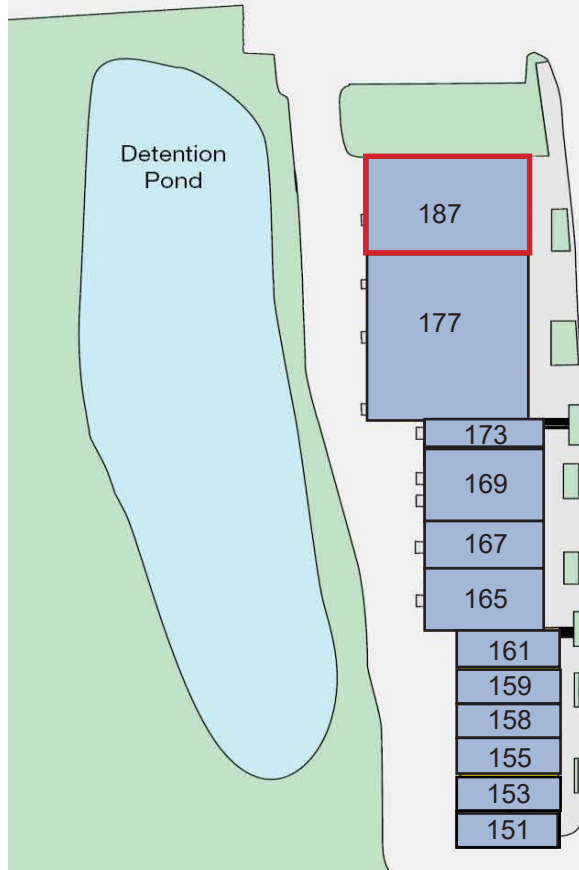
1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETTRE.COM



MONTGOMERY CROSSING

SITE MAP

LEASING | Stanford Garnett
 direct: 704.206.8345
 sgarnett@collettre.com



ATM

TENANT ROSTER		
NO.	TENANT	S.F.
187	AVAILABLE (Shoe Show)	3,200
177	Dollar Tree	8,960
173	Subway #29435	1,200
169	Coach's Cheeseburger	2,400
167	4G Wireless	1,500
165	Casa Mexicana Restaurant	2,100
161	T-Nails	1,000
159	T-Nails	1,000
158	Great Clips	930
155	Elevate Ballet Company	1,000
153	SmokeHouse	1,000
151	SmokeHouse	1,000
TOTAL		25,360

1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
 Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
 704.206.8300 | WWW.COLLETTRE.COM

