



PROPERTY DESCRIPTION

Introducing a prime commercial opportunity at 1693 South Pollock Street, Selma, NC, 27576. This immaculate property offers a spacious interior, ideal for retail, office, or restaurant use. The sleek modern design and large windows flood the space with natural light, creating an inviting atmosphere for customers and employees. With ample parking and versatile floor layouts, this location offers endless possibilities for your business. Take advantage of this excellent leasing opportunity to secure your place in the thriving commercial district.

PROPERTY HIGHLIGHTS

- Grease trap available
- Cold dark shell delivery
- Negotiable tenant improvement allowance
- High traffic location
- Minimum lease term of 5 years

TERESA DAUGHTRY

Commercial Broker
 919.669.4748
 tdaughtrycommercial@gmail.com
 NC #189895

OFFERING SUMMARY

Lease Rate:	\$29 SF/yr (MG)
Number of Units:	8
Available SF:	1,243 - 1,466 SF
Building Size:	11,250 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	43	181	712
Total Population	106	431	1,684
Average HH Income	\$68,643	\$62,869	\$55,876



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LOCATION DESCRIPTION

Discover the charm of the area between Smithfield and Selma, NC, where the property is located. Between Selma and Smithfield this location offers a unique blend of small-town hospitality and modern conveniences. Just minutes away from major highways, the area provides excellent accessibility and visibility for retail, restaurant and medical businesses. This is an ideal opportunity for tenants looking to become part of a vibrant, growing community with a rich heritage and a promising future.

POWER DESCRIPTION

Town of Selma

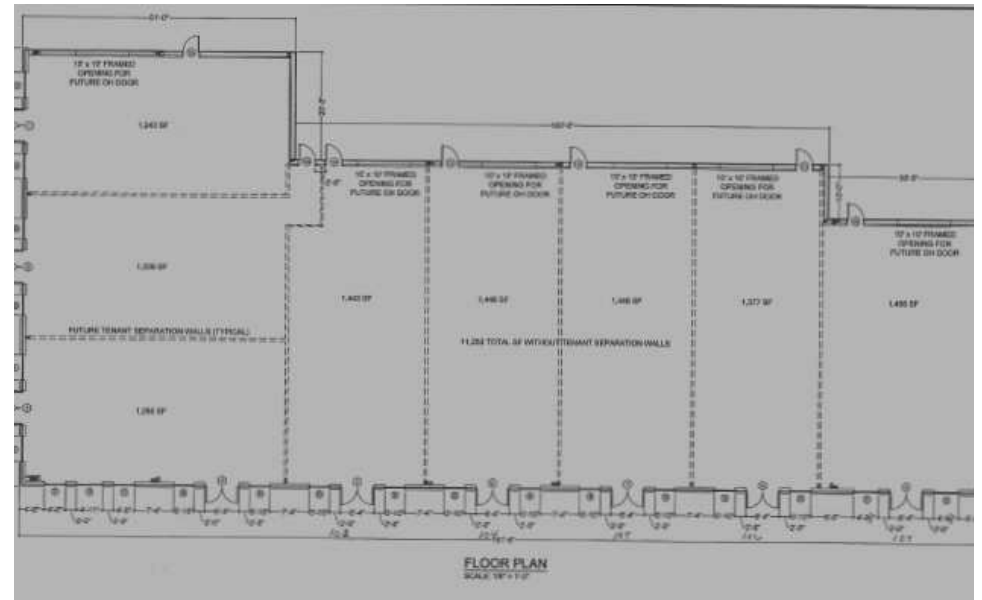
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FOR LEASE: RETAIL-OFFICE-REATAURANT 1693 POLLOCK ST. SELMA, NC 27576

Additional Photos



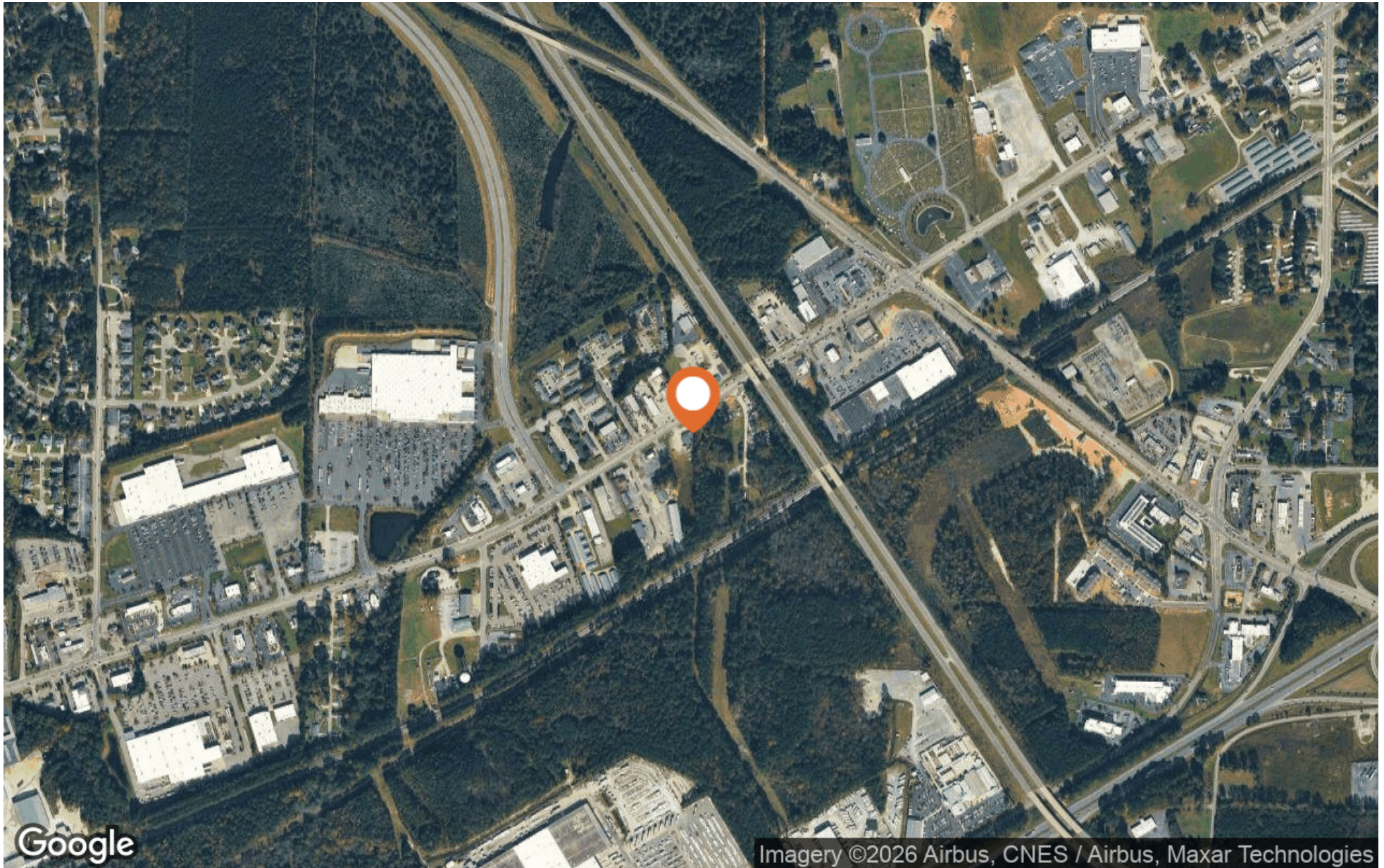
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Aerial Map



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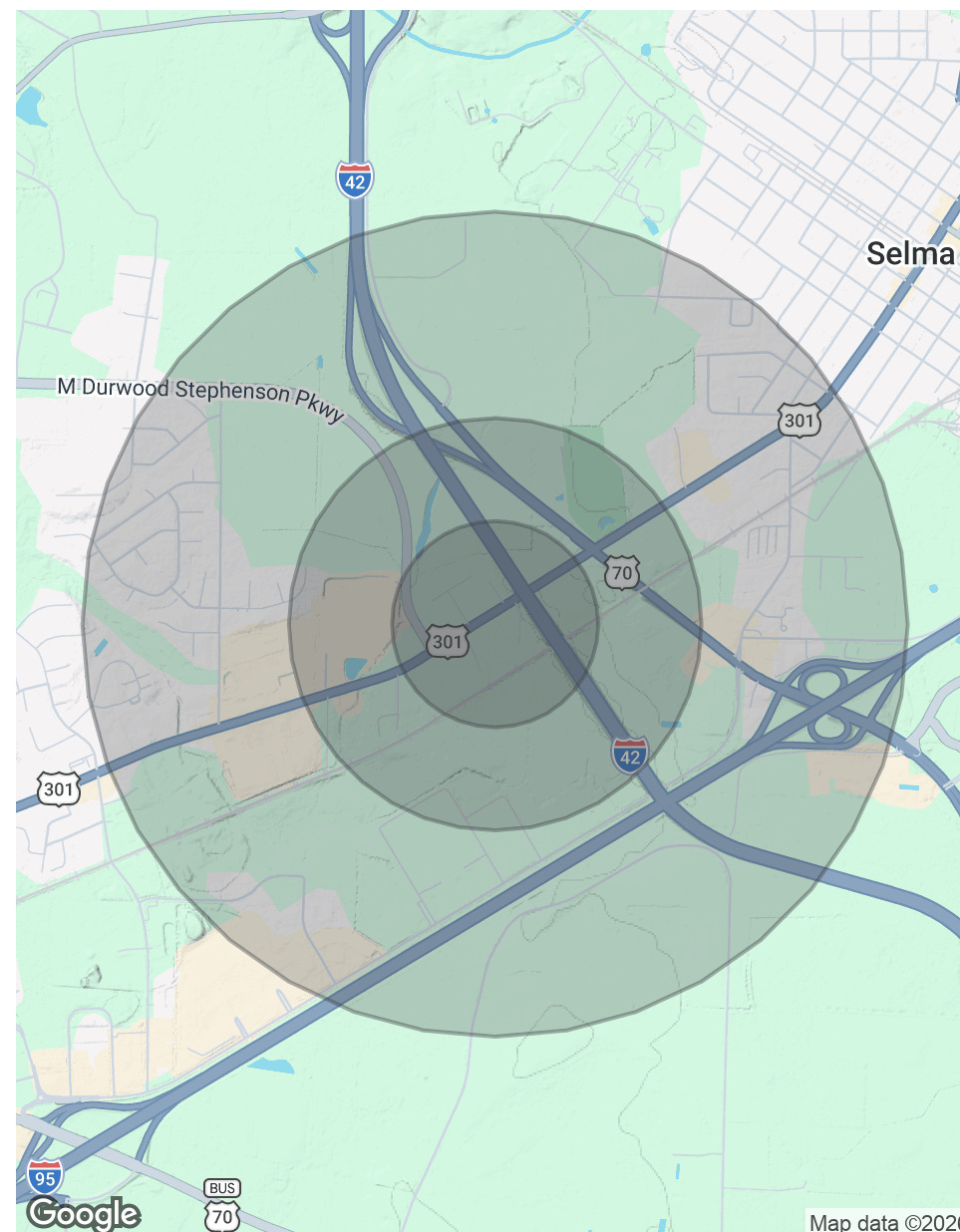
HARRIS
Realty & Land

FOR LEASE: RETAIL-OFFICE-RESTAURANT 1693 POLLOCK ST. SELMA, NC 27576

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	106	431	1,684
Average Age	45.1	44.2	43.5
Average Age (Male)	45.1	43.1	40.1
Average Age (Female)	43.3	43.3	44.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	43	181	712
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$68,643	\$62,869	\$55,876
Average House Value	\$219,525	\$200,234	\$182,178

2023 American Community Survey (ACS)



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