

# HISTORIC BUILDING FOR LEASE

201 & 207 POST OFFICE RD  
MONCURE, NC 27559



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RALEIGH • DURHAM • WILMINGTON



# HISTORIC BUILDING FOR LEASE

## PROPERTY HIGHLIGHTS

Situated in the heart of Moncure, this location provides easy access to Sanford, Raleigh, Pittsboro, and surrounding areas. This historic building consists of two spaces, 201 and 207, on Post Office Rd and has served many purposes in its days, including a doctor's office, hardware store, and general store. Locals would gather to enjoy soda pop, baked goods, and slices of cheese on the front walk. This location was a stop-over for many seaboard railway line workers who resided in the area. Current ownership has brought these buildings back to life with many exterior improvements, while the original character and charm of the building remain.

- Revitalized Free Standing Historic Building for Lease in Moncure
- Built in 1910
- Ideal for retail/office/creative space
- Total of ±3,768 SF on ±0.5 acres
  - 201 Post Office Rd - Amish Roots Bulk Foods
  - 207 Post Office Rd - ±2,400 SF
- Many beautiful original features remain, including exposed brick, decorative glass, and wood features
- Lease price: Call Broker



## DEMOGRAPHICS

|                                 | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>               |           |           |           |
| 2024 Total Population           | 512       | 1,874     | 4,855     |
| 2029 Projection                 | 515       | 1,928     | 5,061     |
| 2024 Daytime Population         | 432       | 1,572     | 4,206     |
| <b>AVERAGE HOUSEHOLD INCOME</b> |           |           |           |
| 2029 Projection                 | \$100,810 | \$109,855 | \$117,392 |
| 2024 Estimate                   | \$82,671  | \$94,415  | \$98,877  |
| <b>MEDIAN AGE</b>               | 46.8      | 46.4      | 46.4      |
| <b>MEDIAN HOME VALUE</b>        | \$312,500 | \$321,631 | \$339,103 |
| <b>MEDIAN HH INCOME</b>         | \$59,130  | \$61,032  | \$65,048  |





- 1 9678-70-1504
- 2 9678-70-0409
- 3 9678-70-0416
- 4 9678-70-0414



#### DISTANCES

|                           |                     |
|---------------------------|---------------------|
| PITTSBORO                 | 10 MILES / 14 MIN   |
| SANFORD                   | 13 MILES / 14 MIN   |
| CHAPEL HILL               | 25.5 MILES / 40 MIN |
| RALEIGH                   | 31.5 MILES / 34 MIN |
| RDU INTERNATIONAL AIRPORT | 32.6 MILES / 33 MIN |



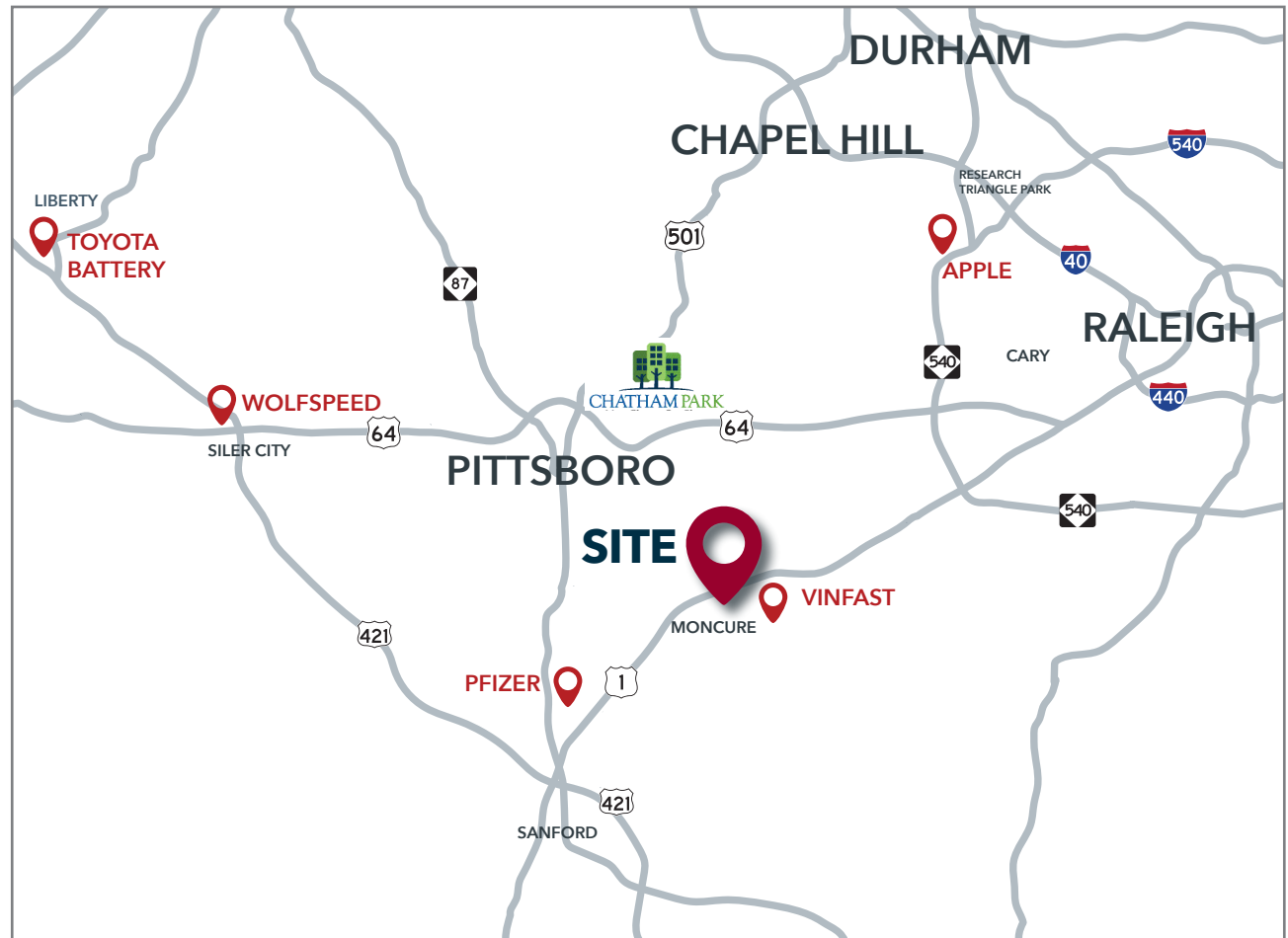


## NEARBY DEVELOPMENTS

**Chatham Park** is an **8,500-acre live-work-play-learn master-planned community** in Pittsboro, NC adjacent to Jordan Lake. Near Raleigh, Durham and Chapel Hill, Chatham Park is positioned to support the growth of the Research Triangle Region, one of the nation's most economically vibrant and desirable areas. At full build out, Chatham Park will add **75,000 residents, 27,000 new homes** and **22 million sq. ft. of office, research, retail and community space**.

**Northwood Landing** is a 92-acre Lowes Food anchored power mix of uses, possibly for retail, service and office, and a 312-unit apartment community, across from MOSAIC on U.S. 501 in Pittsboro, NC

**MOSAIC**, a 44-acre, mixed-use community, serves as the gateway to Chatham Park in Pittsboro. This walkable, urban community includes 200,000 sf retail/restaurants. Hampton Inn & Suites, 60,000 sf office, 270 apartments, 45 condos, entertainment venues, and meeting facilities.



## ANNOUNCEMENTS

### WOLFSPED

1,800 jobs  
\$5B investment  
Silicon Carbide Manufacturer

### VINFAST

7,500 jobs  
\$4B investment  
Electric Vehicle & Battery Manufac-

### TOYOTA

350 jobs  
\$13.BM investment  
Clean Tech Manufacturer

### PFIZER

200 jobs  
\$1.4B investment  
Biopharmaceutical Manufacturer





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