



SHELLIOTT'S SQUARE



SUITE A-101
±7,950 SF

SUITE B-104
±1,235 SF

SUITE B-101
±1,000 SF

RETAIL/OFFICE SPACES FOR LEASE
1555 NC-56 HIGHWAY
CREEDMOOR, NC 27522

PRESENTED BY:



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PROPERTY SUMMARY



LEASE RATE(S)

SEE NEXT PAGE

OFFERING SUMMARY

VACANT SPACES:	Three
AVAILABLE SF:	±1,000 - 7,950 SF
LOT SIZE:	±3.02 Acres
PARCEL ID:	088703212823
LEASE TYPE:	NNN

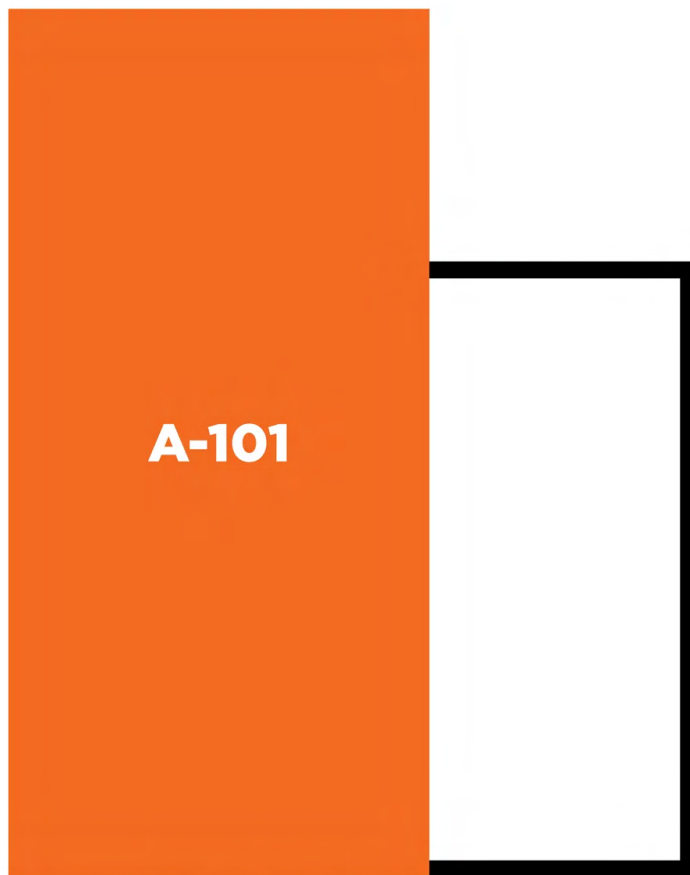
PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to offer for lease **Suite A-101 (±7,950 SF), B-101 (±1,000 SF), and B-104 (±1,235 SF) at Shelliott's Square**, a small retail/office center located at 1555 NC-56 Highway in Creedmoor, which is just off I-85 in the Butner/Creedmoor corridor.

PROPERTY HIGHLIGHTS

- Positioned in a busy retail corridor with immediate access to I-85 (±19,260 VPD)
- Excellent frontage and visibility, suitable for both office/retail users
- Flexible 12-month lease option available for qualified tenants

AVAILABLE LEASE SPACES



±7,950 SF
\$7.75/SF + \$2.75/SF TICAM

±1,235 SF
\$13.50/SF + \$2.91/SF TICAM

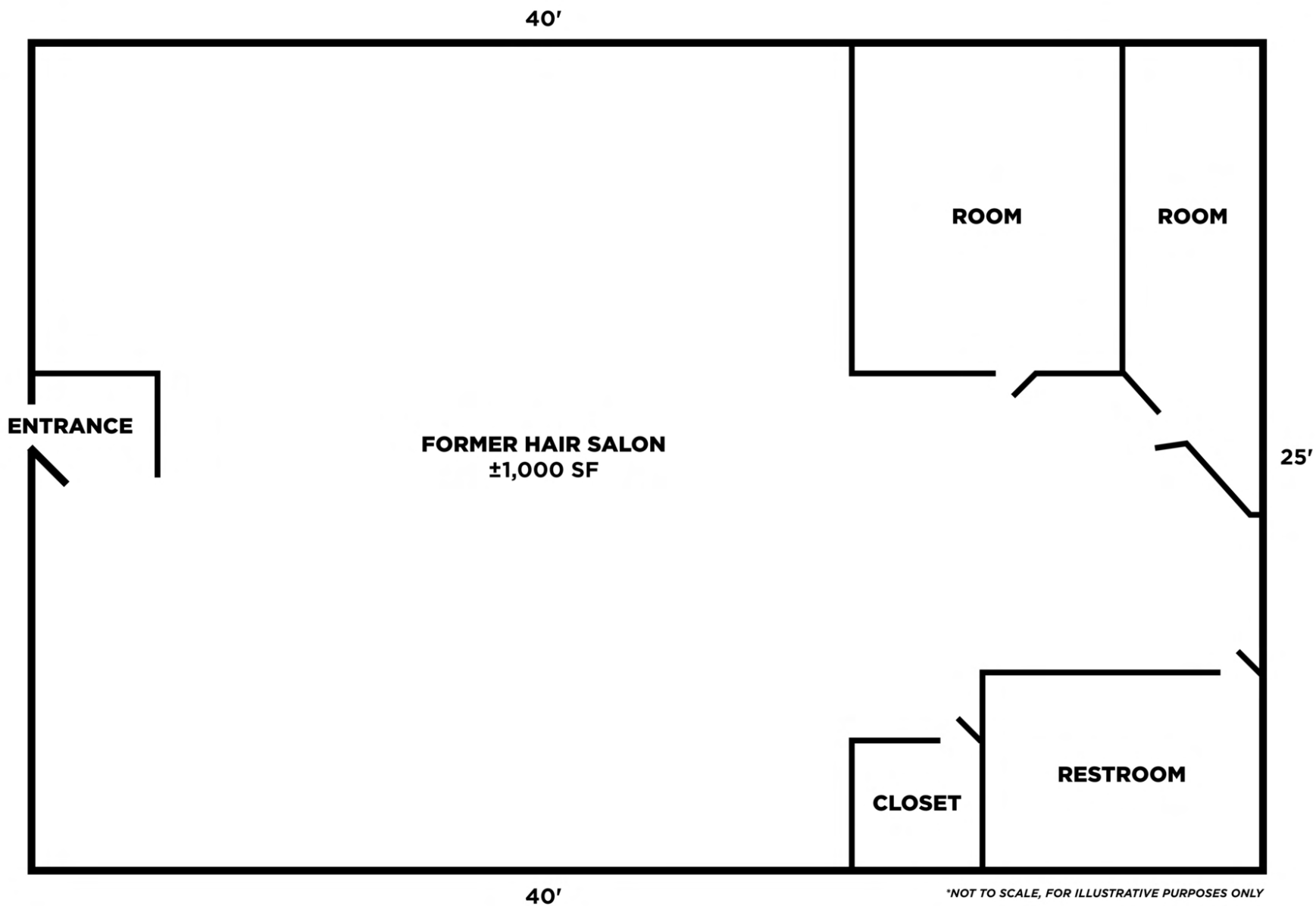


±1,000 SF
\$15.00/SF + \$2.91/SF TICAM

SUITE B-101 PHOTOS



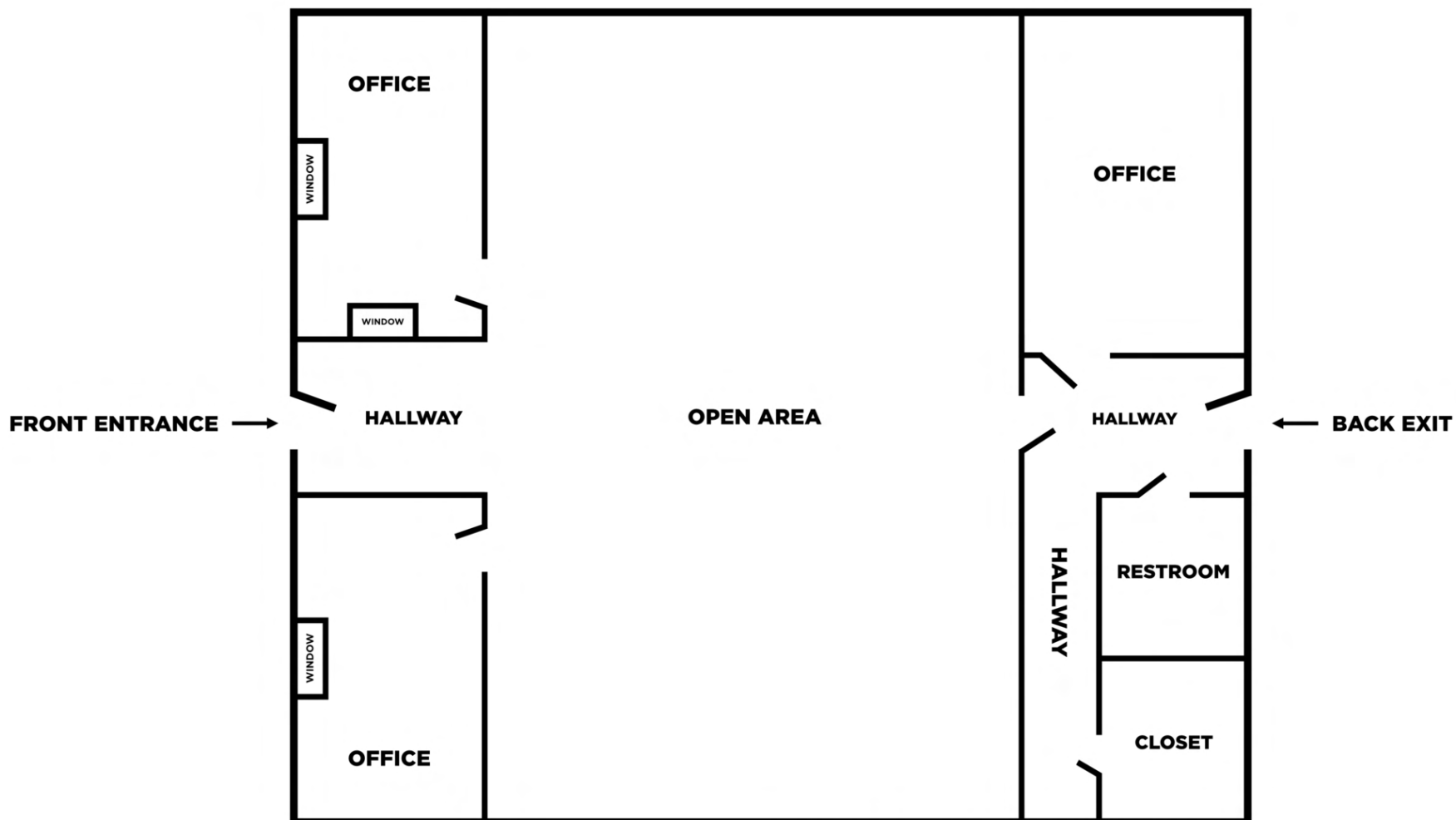
FLOOR PLAN (SUITE B-101)



SUITE B-104 PHOTOS



FLOOR PLAN (SUITE B-104)

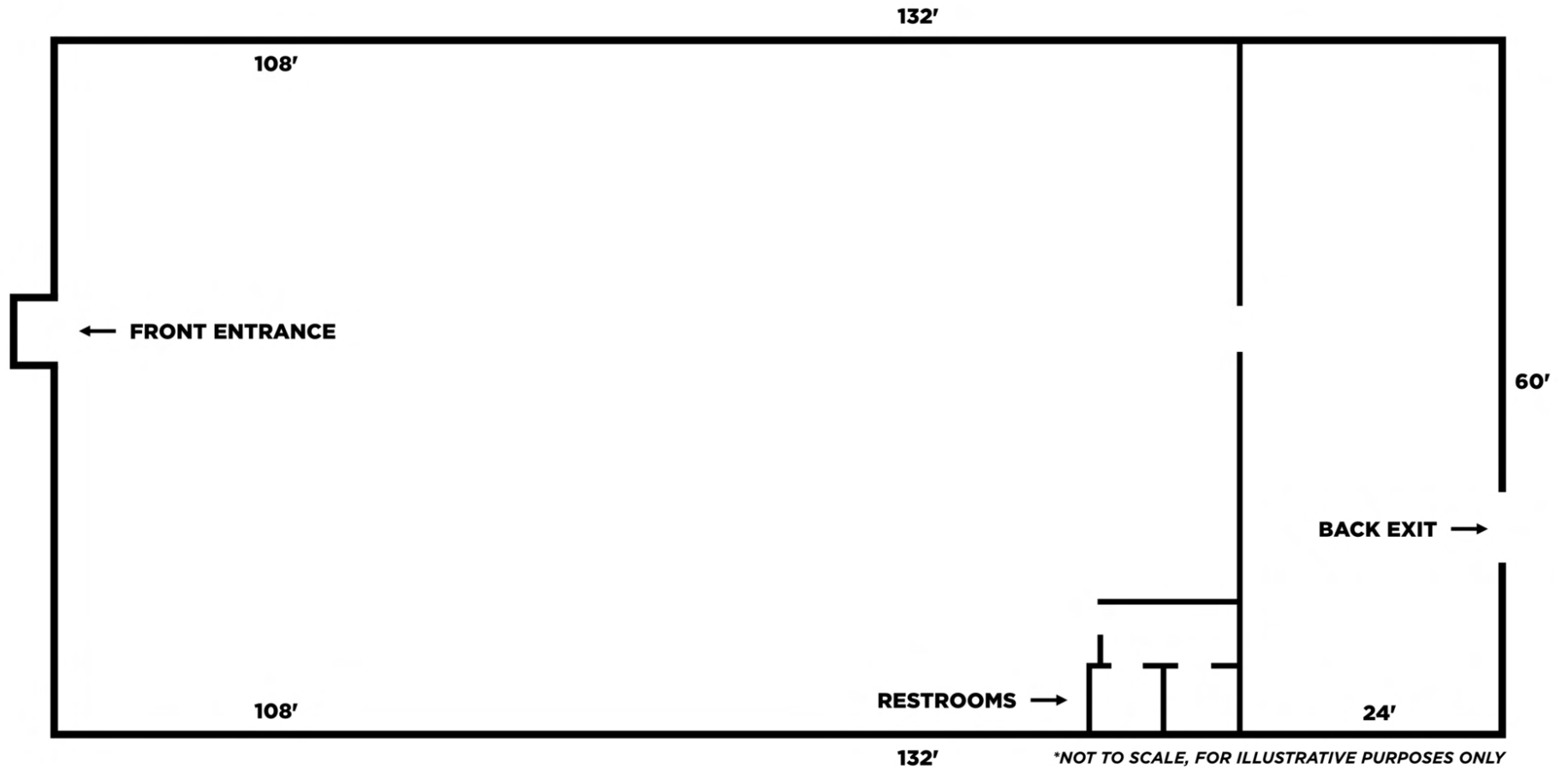


**NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY*

SUITE A-101 PHOTOS



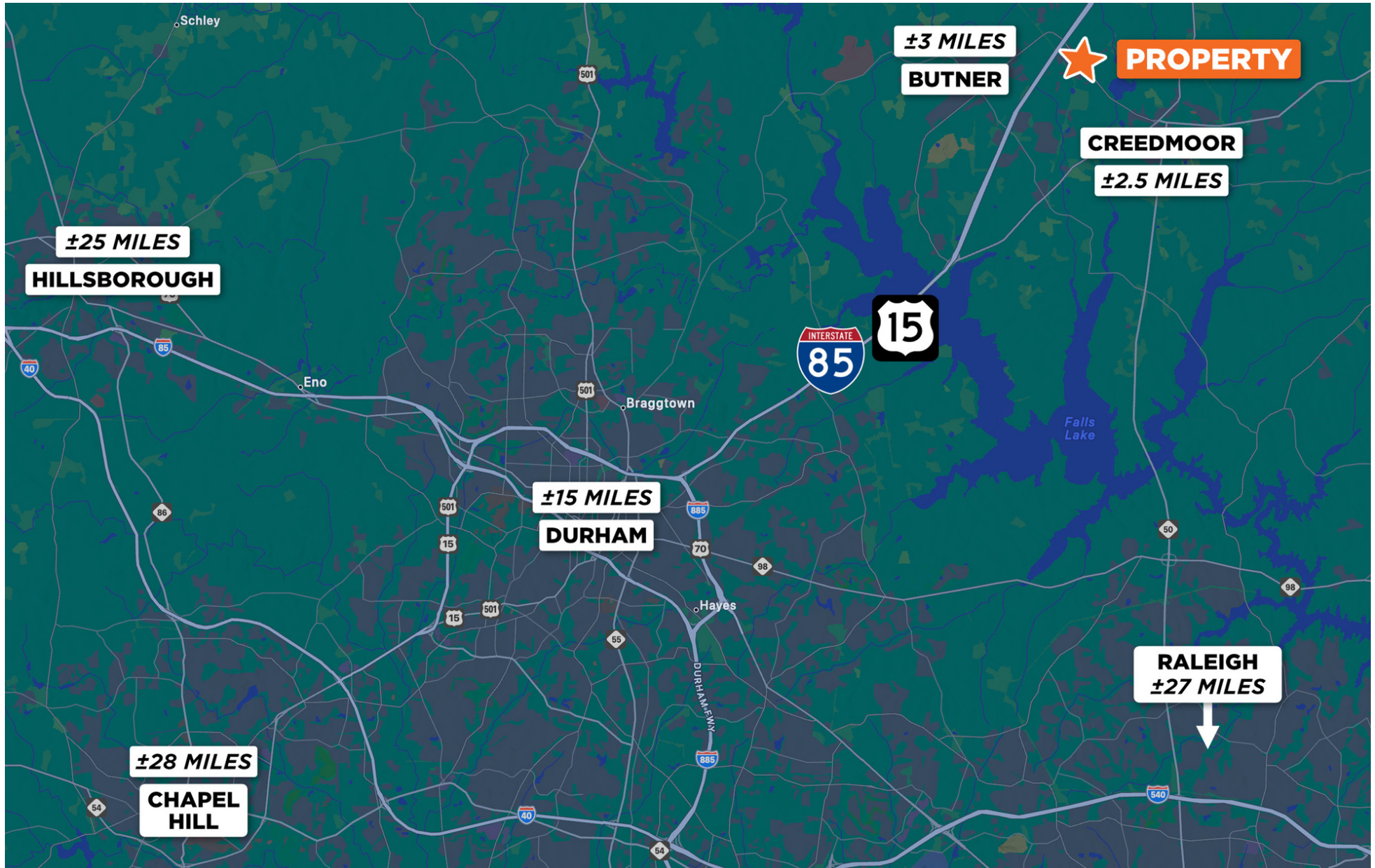
FLOOR PLAN (SUITE A-101)



AREA OVERVIEW



LOCATION MAP





Local Expertise.
National Reach.

SVN | Real Estate Associates

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