

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

NEW CONSTRUCTION RETAIL, SIGNALIZED CORNER

HIGH TRAFFIC COTTON GROVE RD. | LEXINGTON, NC



CHARLIE FREEMAN & SHAWN O'NEILL

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LOCATION

ADDRESS	1201 Cotton Grove Rd., Ste B
CITY, STATE, ZIP	Lexington, NC 27292
COUNTY	Davidson County

PROPERTY INFORMATION

PIN	6724-02-55-6252
ZONING	Commercial
LOT SIZE	.42 +/- AC
AVAILABLE SF	1,340 +/- SF
LEASE TYPE	NNN
LEASE RATE	\$25.00/psf

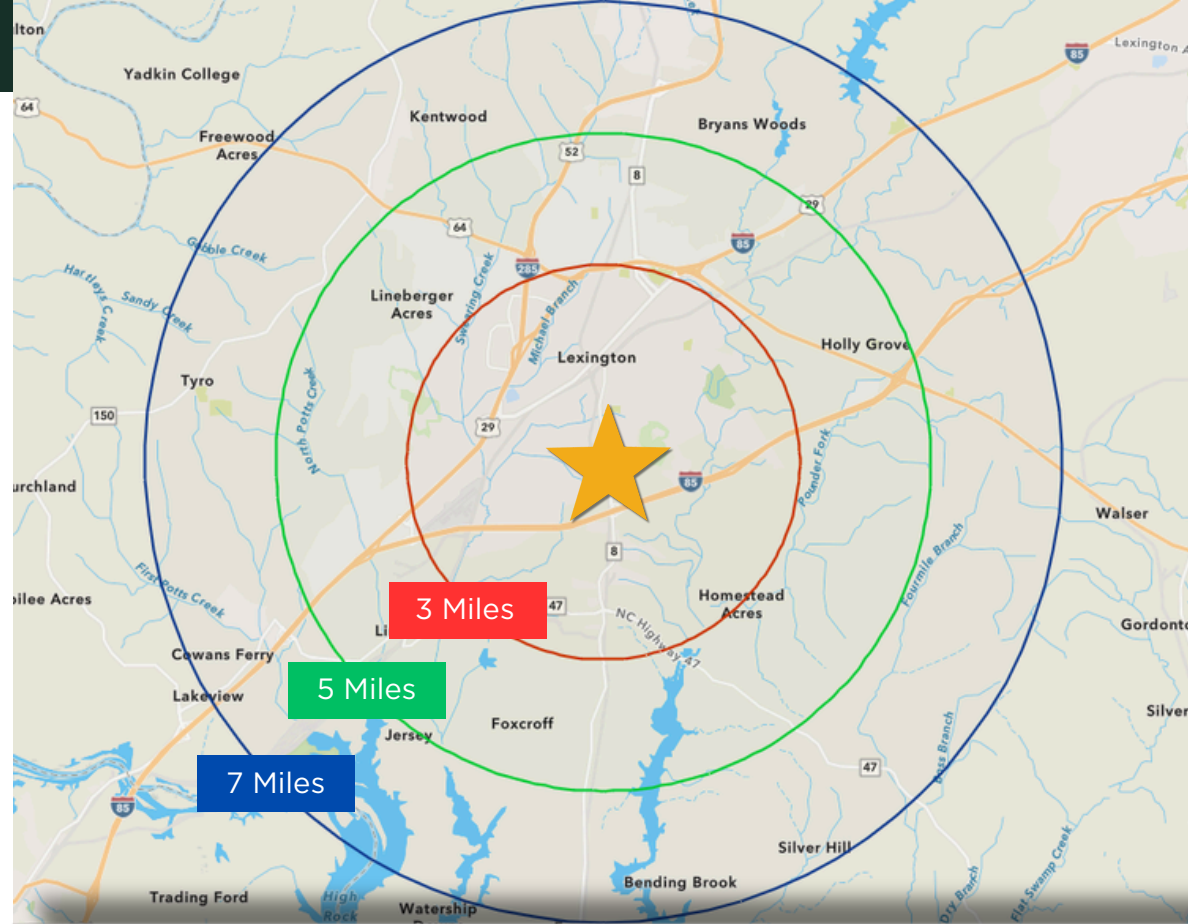
- + Modern new construction with excellent visibility and accessibility
- + Well positioned among national retailers including Walmart and Lowe's
- + Conveniently located just one mile from I-85 offering strong local and regional connectivity

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DEMOGRAPHICS



POPULATION

3 mi. - 20,460
5 mi. - 38,675
7 mi. - 55,197



AVG. HH INCOME

3 mi. - \$66,612
5 mi. - \$71,280
7 mi. - \$77,280



TOTAL BUSINESSES

3 mi. - 1,169
5 mi. - 1,576
7 mi. - 10,224



TOTAL EMPLOYEES

3 mi. - 46,513
5 mi. - 136,659
7 mi. - 166,430

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