

5639 SOUTH HIGHWAY 41

Wallace, NC 28466

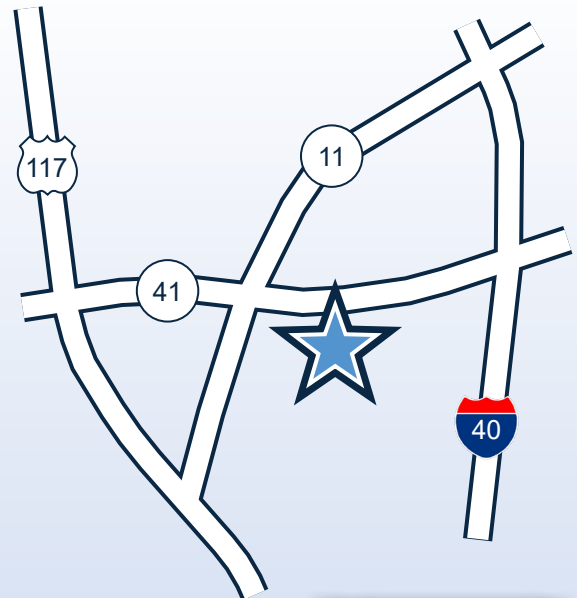
FOR LEASE



Preleasing Retail Space in Wallace, North Carolina

HIGHLIGHTS

- 5,770 SF of retail space available
- Site is in the Hwy 41 retail corridor which is the retail heart of Duplin County
- Suite delivery will be “warm vanilla box”
- Attractive TI package for good credit tenants
- Rent \$30-\$32psf
- TICAM estimate \$5.50/SF



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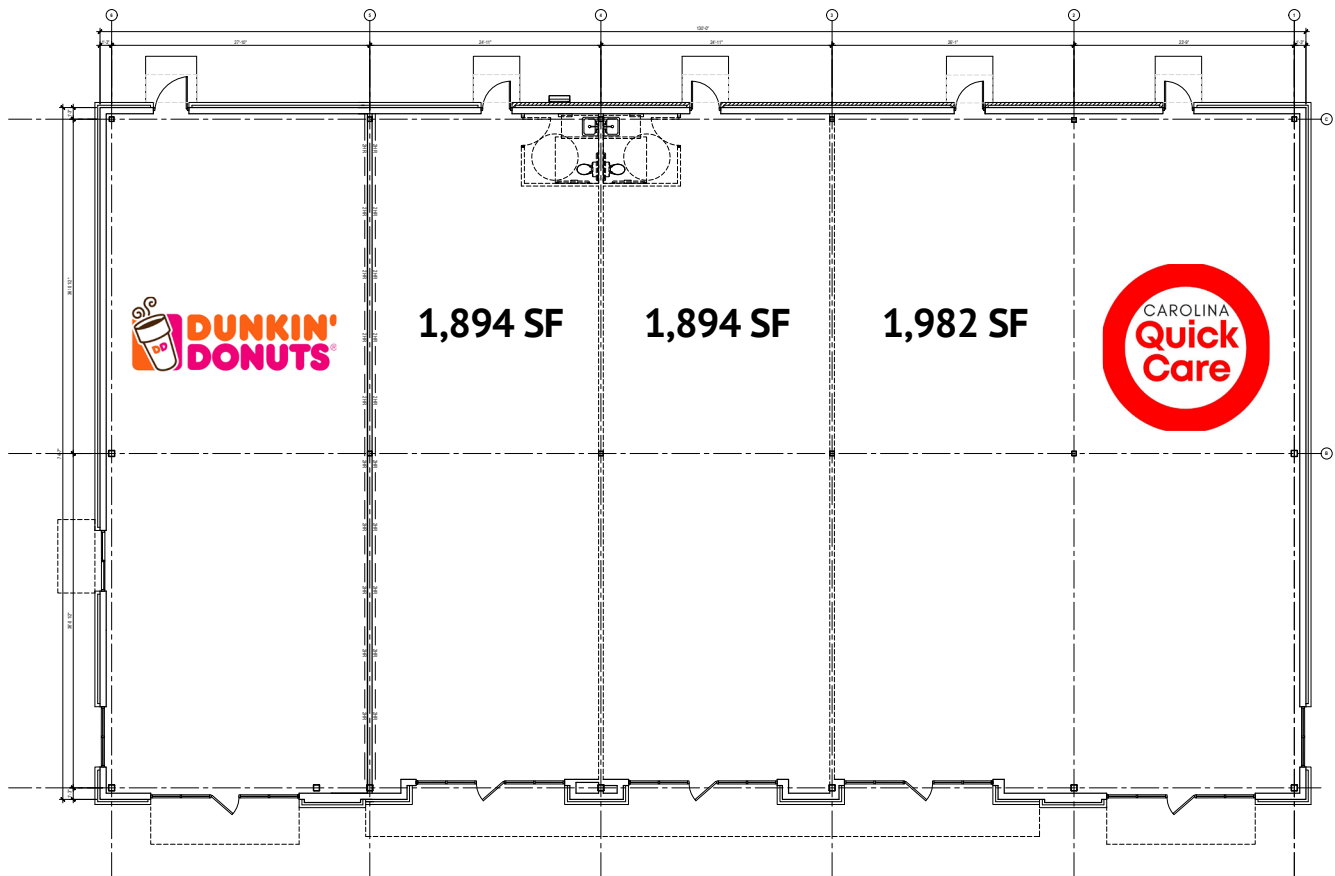
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PROPERTY INFORMATION

Property Size:	9,880 SF	Parking:	40 Spaces (Planned)
Land Size:	1.36 Acres	Parking Ratio:	4/1,000 SF
Available:	1,894 - 5,770 SF	Rental Rate:	\$30-\$32/SF NNN
Property Type:	Retail	TICAM:	\$5.50
Zoned:	HB (Highway Business)	Lease Term:	5-10 Year Terms Preferred



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