

Flex Building For Sale

3948 FOREST OAKS LN | MEBANE, NC 27302

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CITYPLAT
COMMERCIAL REAL ESTATE

Property Overview

3948 FOREST OAKS LANE

- Ideal for owner-operators

Current Tenants

- **Stewart's Physical Therapy:** 3,000 SF
- **Millennium Fitness:** 31,500 SF

- **Flexibility:** Space divisible into up to 6 units for rental income potential
- **Prime Location:** 0.13 miles from I-40, near strong retail and new developments (e.g., Tractor Supply)
- **Stable Tenant:** End cap occupied at \$18/SF
- **Parking:** High ratio (3.6/1,000 SF)
- **Market:** Growing with strong demand
- **Condition:** Upgraded and well-maintained

Features

- Functional swimming pool
- Outdoor basketball court
- Storage shed
- Separate back entrance

\$6,250,000

ASKING PRICE

34,500 SF

TOTAL SQUARE FEET

B-2

ZONING

4.03 AC

LAND ACRES











Floor Plan





125
PARKING SPACES



INTERSTATE 40

Mebane Oaks Road



FRESH FOOD
SHEETZ
MADE TO ORDER

INTERSTATE 40

Lowe's
LA PRIMA
Waffle House
OSAKE
Bojangles
AutoZone
Advance Auto Parts

MAVIS
Valvoline
CONE HEALTH





ZAXBY'S
TACO BELL
Arby's
Ciao Pizza ITALIAN RESTAURANT

Walmart Supercenter
COOK-OUT
DOLLAR TREE
Great Clips

Hwy55
SALLY BEAUTY
Duke Primary Care

AspenDental

Chick-fil-A
Wendy's

(VPD 26,000)

Mebane Oaks Road

FRESH FOOD
SHEETZ
MADE TO ORDER



DEMOGRAPHICS

TOTAL POPULATION

1-MILE

6,003

3-MILE

23,931

5-MILE

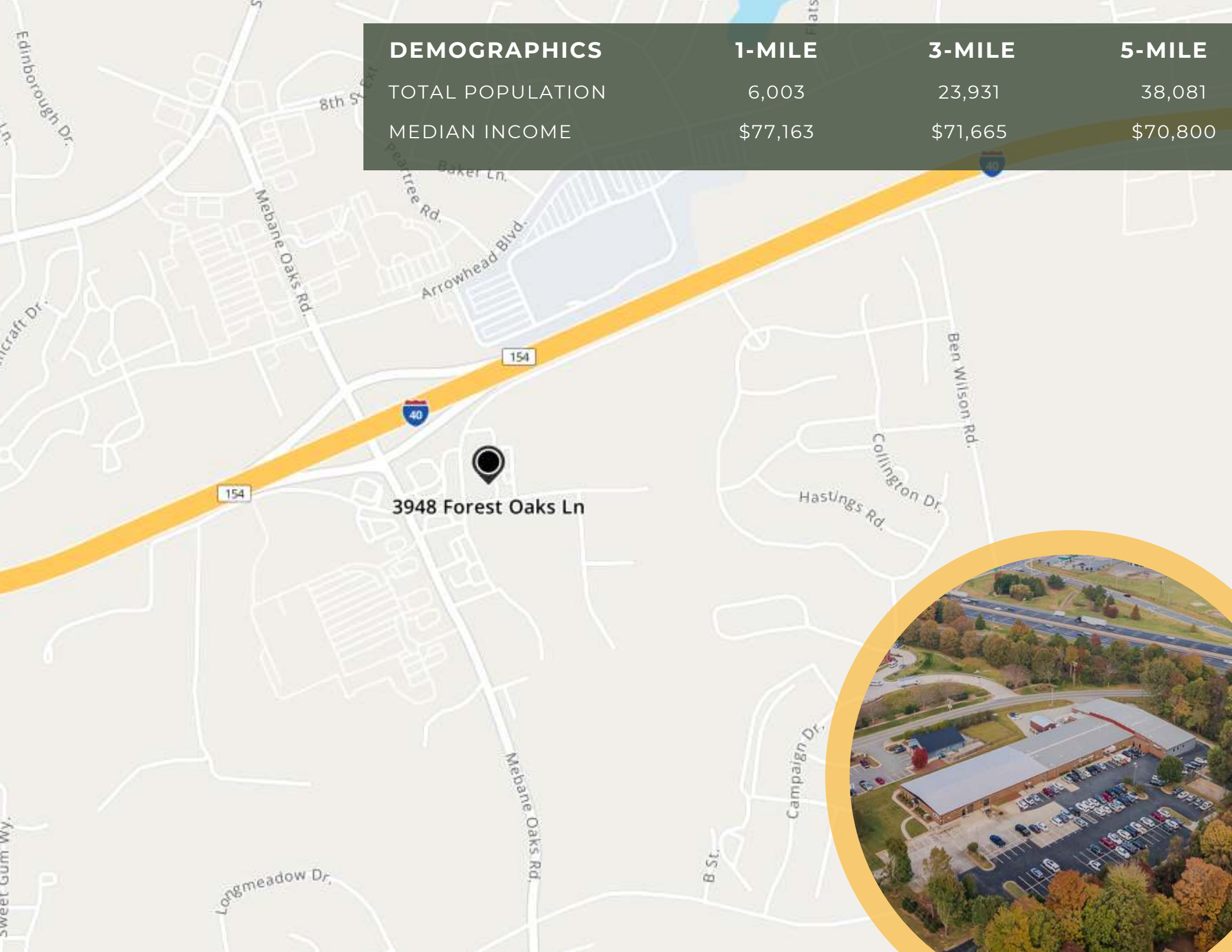
38,081

MEDIAN INCOME

\$77,163

\$71,665

\$70,800



3948 Forest Oaks Ln



Market Overview

MEBANE, NC



Mebane, NC, is a rapidly growing city that combines small-town charm with significant economic potential. Located at the intersection of Interstate 40 and Interstate 85, Mebane offers easy access to major cities such as Greensboro, Durham, and Chapel Hill. This strategic location has attracted businesses and residents alike, contributing to a robust local economy. The city has also invested in infrastructure improvements, enhancing its appeal as a hub for both commerce and community living.



The economy of Mebane is diverse, with key industries including manufacturing, retail, and logistics. The presence of major employers, including Toyota's manufacturing facility, has spurred job growth and increased the local workforce. The city's vibrant retail scene is exemplified by the Tanger Outlets, which draw shoppers from surrounding areas and boost local consumer spending. Mebane's commitment to supporting local businesses and attracting new industries is fostering a favorable environment for economic development.



The real estate market in Mebane has experienced significant growth in recent years, driven by a combination of affordable housing options and a rising population. The demand for residential properties has led to new developments and increased property values, making it an attractive location for homebuyers and investors. Additionally, the commercial real estate sector is expanding, with opportunities for retail, office, and industrial spaces. Mebane's blend of economic growth, quality of life, and community-focused initiatives positions it as a promising market for future investment and development.

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