

# FORMER RITE AID AVAILABLE FOR SUBLLEASE

1013 EAST MEMORIAL DR | AHOSKIE, NC 27910



Henry Breaux | 704.644.4580  
hbreaux@providencegroup.com

Andrew Tanneberger | 704.315.5250  
atanneberger@providencegroup.com

## PROPERTY / LEASE INFORMATION

Modified Gross Rent: \$7.75 / SF  
 Total Square Footage : 10,908 SF  
 Lease Expiration: 4 / 4 / 2026

## PROPERTY DESCRIPTION

Freestanding building at a fully signalized intersection  
 56 Parking Spaces  
 14.4' drop ceiling height  
 Subtenant is responsible for all onsite maintenance expenses

## DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	2,384	6,616	9,797
AVERAGE HH INCOME	\$44,973	\$50,151	\$52,540
MEDIAN HH INCOME	\$35,698	\$39,549	\$41,078
BUSINESS ESTABLISHMENTS	278	472	543
DAYTIME EMPLOYMENT	2,454	4,980	5,532

## NCDOT TRAFFIC COUNTS (2019)

22,000 VPD on Memorial Dr

11,500 VPD on Catherine Creek Rd



