



RESTAURANT FOR LEASE

LEASE OVERVIEW

AVAILABLE | ENTIRE BUILDING

LEASE PRICE | \$7,500 PER MONTH

LEASE TYPE | NNN

SQUARE FEET | 4,000 +/- SF

**ZONING | GENERAL BUSINESS & URBAN
VILLAGE HIGHWAY CORRIDOR**

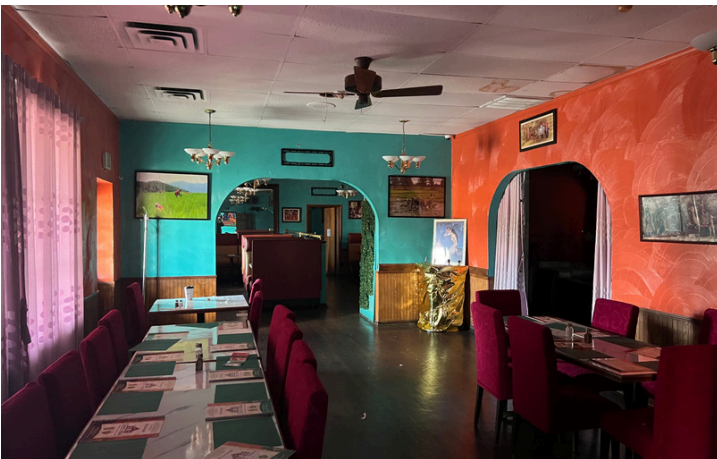
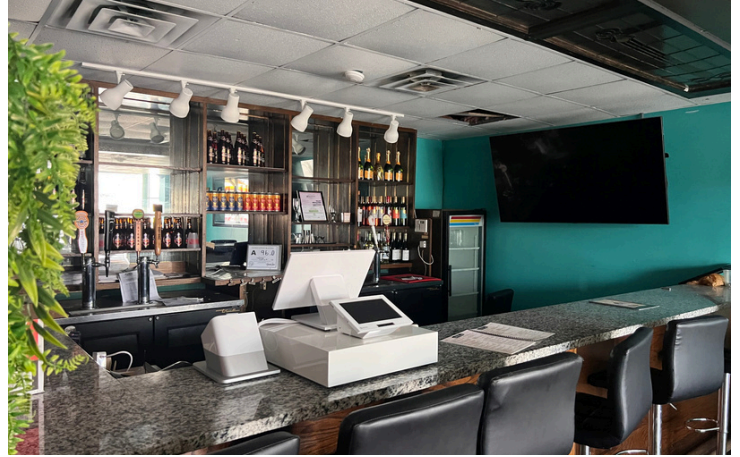
Restaurant space available for lease in a single-tenant building along US 1 Hwy in the busy Southern Pines/Aberdeen retail corridor. Positioned between Arby's and Enterprise Rent-A-Car, this property benefits from strong visibility and traffic counts of approximately 29,500 AADT. The space features two hood systems, a large dining area with seating for up to 91 guests, a built-in bar, and an on-site parking lot. Kitchen equipment is negotiable.

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PHOTOS

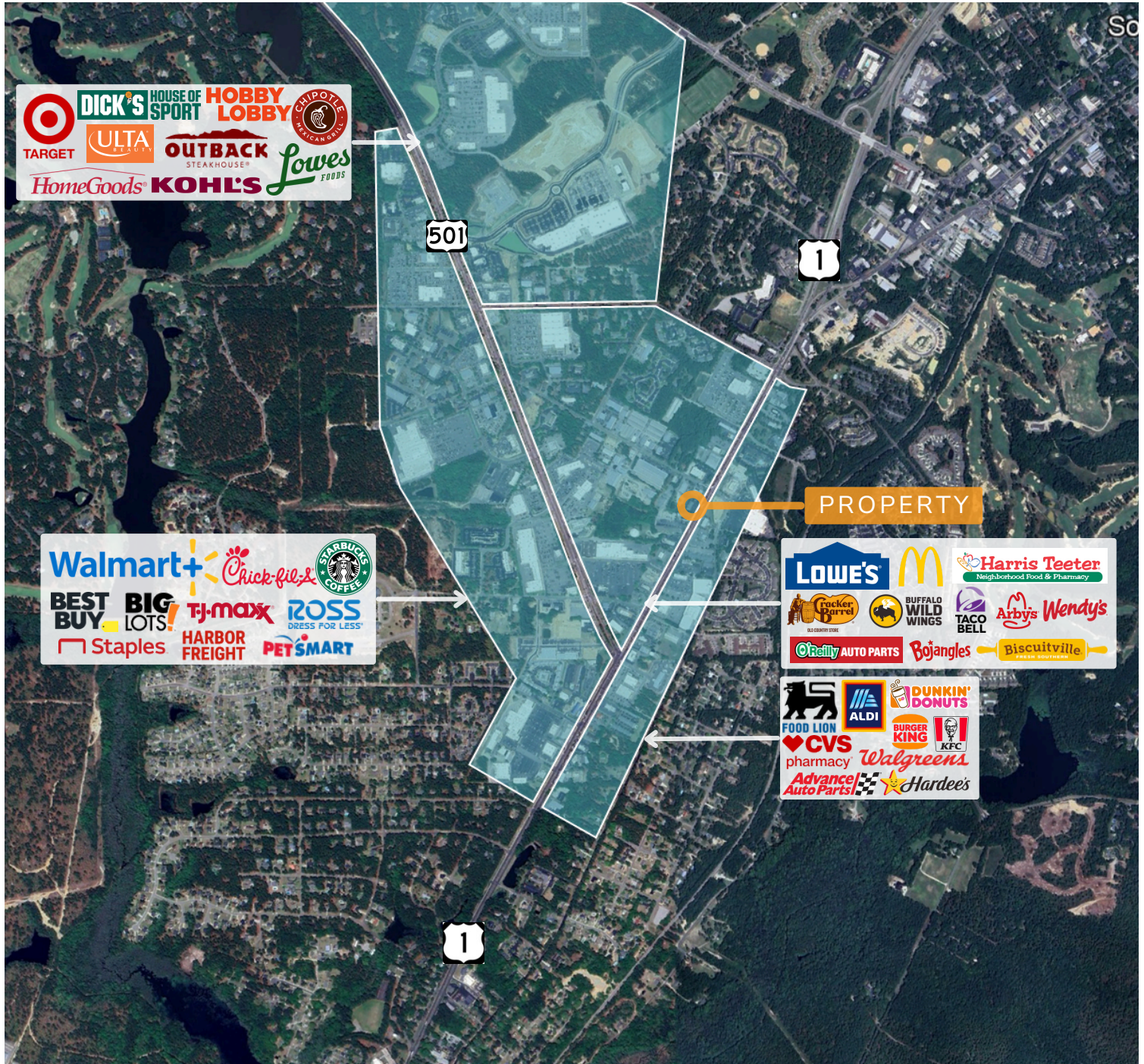


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RETAIL MAP



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NCDOT AADT Traffic Segments Non-System

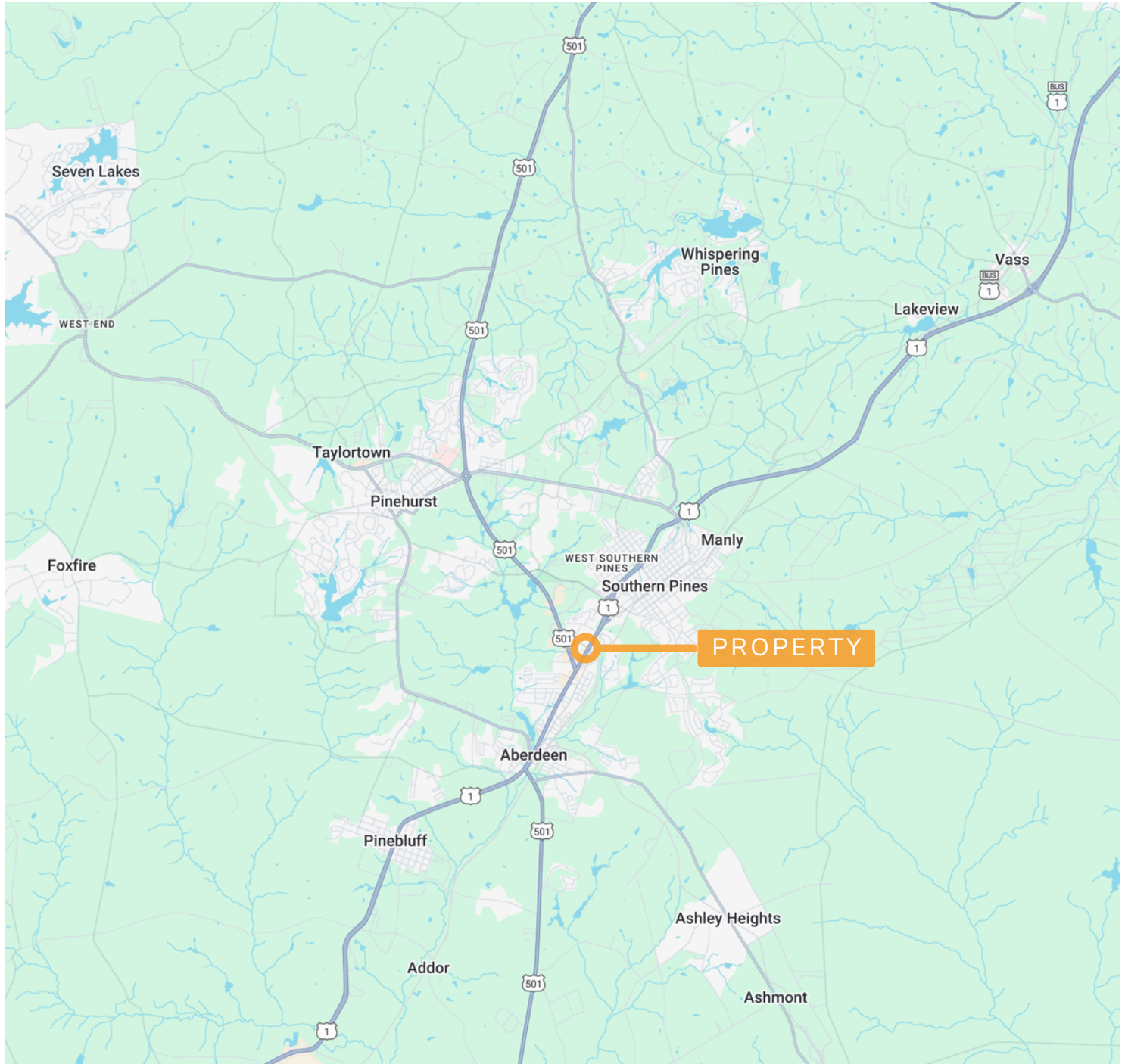
AADT

- 175,000 +
- 125,000 - 174,999
- 85,000 - 124,999
- 55,000 - 84,999
- 35,000 - 54,999
- 20,000 - 34,999
- 10,000 - 19,999
- 5,000 - 9,999
- 2,000 - 4,999
- 500 - 1,999
- 20 - 499

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification.

LOCATION MAP



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