

**FOR
LEASE**



11090 OLD HIGHWAY 74, EVERGREEN, NC

**Lease Rate:
\$8.00 SF/yr**

PROPERTY SUMMARY

Discover a premier leasing opportunity at this newly constructed property located off Andrew Jackson Highway, US 74, NC 130. Boasting high visibility with 15,000 vehicles per day, this modern space offers a prominent location for businesses seeking maximum exposure. Built in 2021, with ample parking and a prime location, this property offers the perfect foundation for businesses to thrive and make a meaningful impact.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	62	317	1,044
Population:	154	790	2,571
Avg HH Income:	\$65,401	\$63,259	\$61,080

PROPERTY OVERVIEW

- Rate includes taxes and insurance - Tenant to pay for Landscaping and Trash Removal
- Sublease term is through 05/31/2031
- Prominent location off Andrew Jackson Highway, US 74, NC 130
- High visibility with 15,000 VPD
- Newly constructed in 2021

AVAILABLE SPACES

11090 Old Hwy 74

9,180 SF

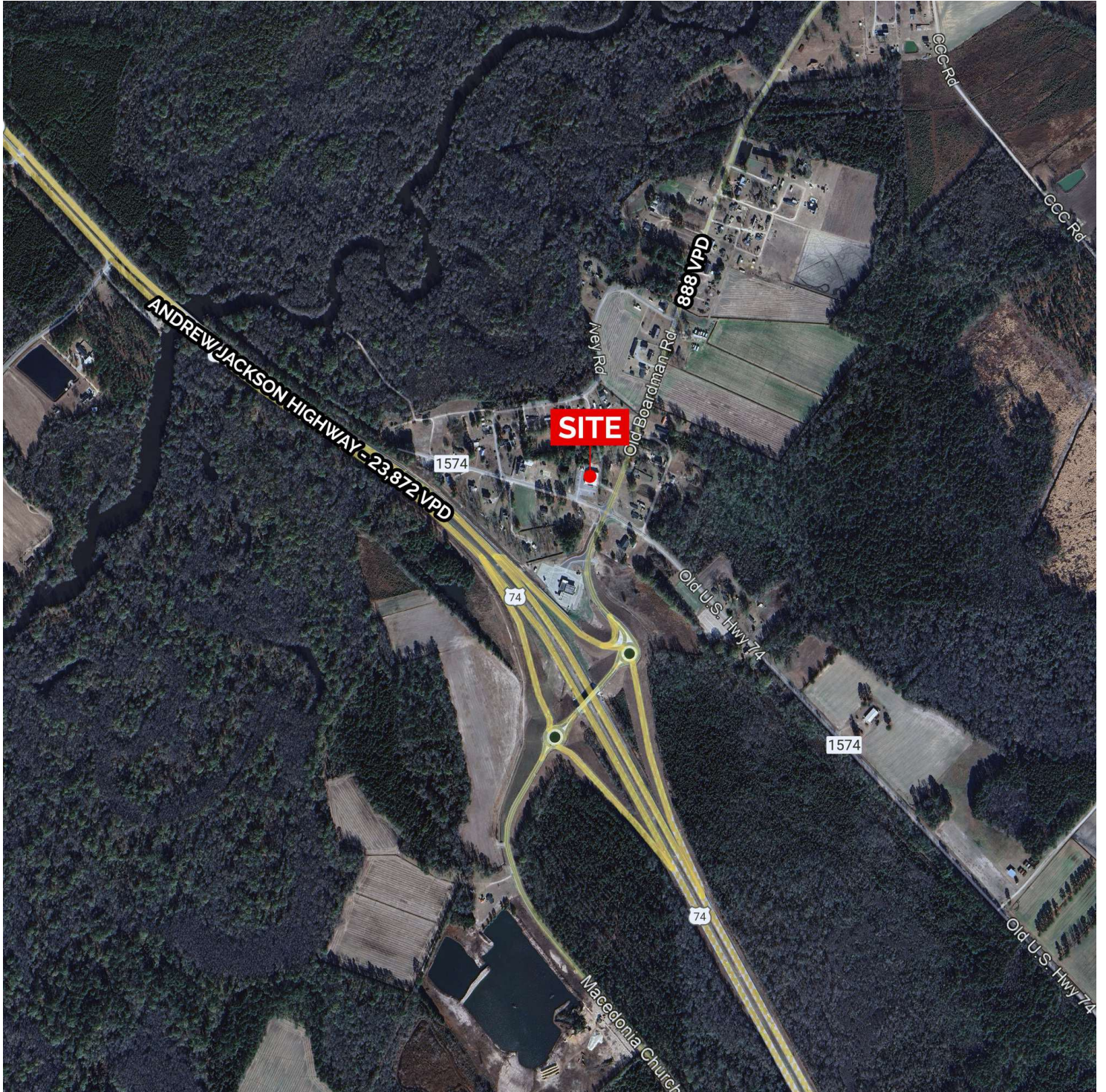
FOR FURTHER INFORMATION, PLEASE CONTACT:
CHARLES S. NEIL, CCIM • Charles.Neil@Divaris.com • 980.819.0119



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EVERGREEN, NC 28438

LOCAL AREA



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