

1909 S NC HIGHWAY 119, MEBANE, NC

MEBANE RIDGE MARKETPLACE



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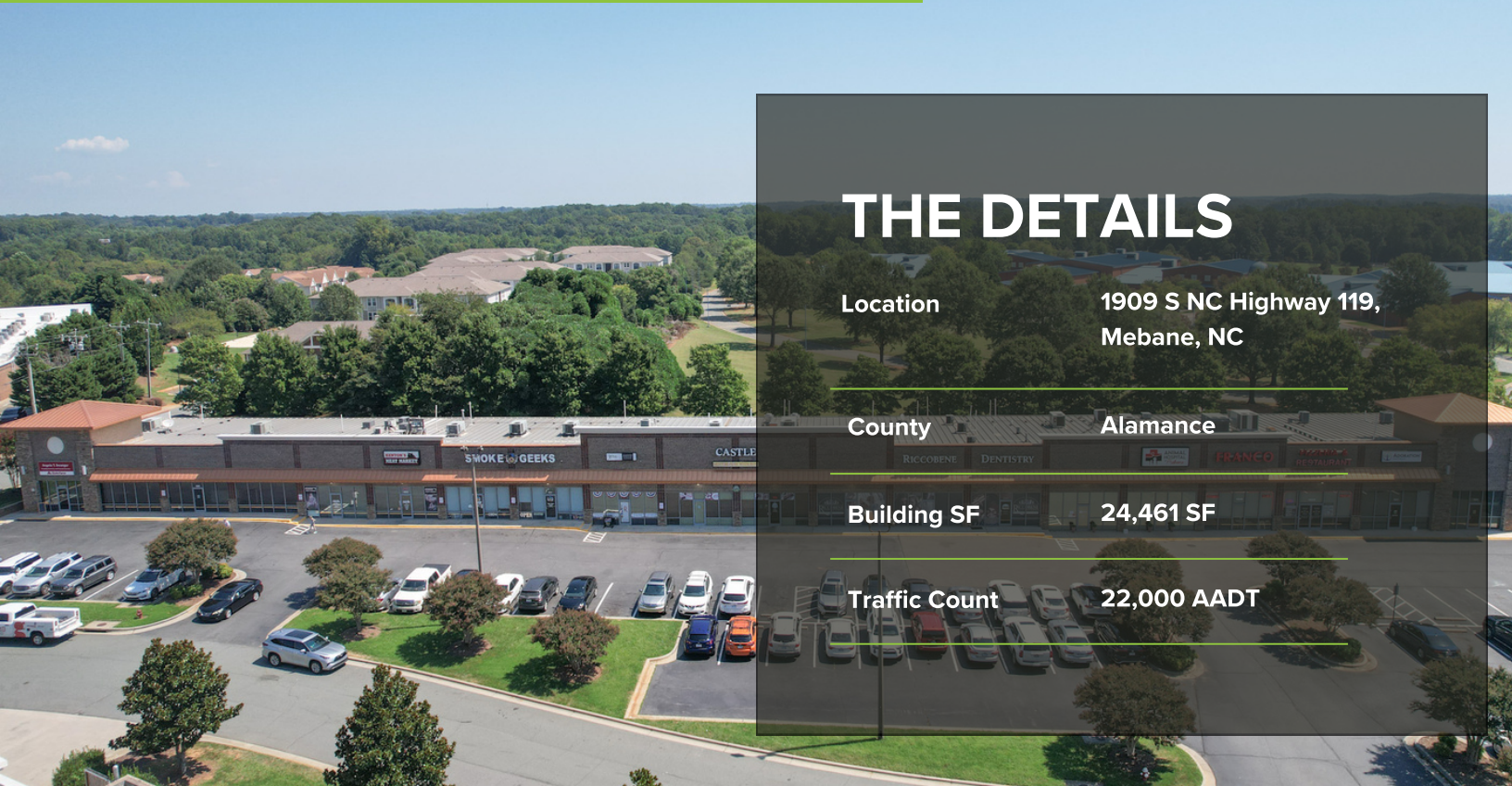
ABOUT THE SPACE

RETAIL/OFFICE SPACE FOR LEASE

- High-Visibility Location on Heavily Traveled NC Highway 119
- Excellent visibility and signage exposure
- Lots of windows providing abundant natural light
- Easy, convenient parking
- Located in a well-established shopping center
- Strong surrounding traffic and convenient access
- Mebane Ridge Marketplace is home to a diverse collection of established businesses, including
 - State Farm Insurance, Castle Mediterranean Restaurant, Riccobene Dentistry, Sinners & Saints Barber Shop, Kenyon's Meat Market, Franco Italian Restaurant, Animal Hospital, and other established local businesses



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THE DETAILS

Location	1909 S NC Highway 119, Mebane, NC
County	Alamance
Building SF	24,461 SF
Traffic Count	22,000 AADT

AVAILABLE SPACE

Suite 1909	+/- 2,100 SF	\$20/SF	\$6/SF TICAM
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MEBANE, NC

Mebane is a rapidly growing community strategically positioned between the Research Triangle and the Piedmont Triad, offering convenient access to major employment centers in Raleigh-Durham and Greensboro. The city is located along the I-40/I-85 corridor, providing regional connectivity for residents, businesses, and visitors.

Mebane has experienced significant population growth in recent years. The U.S. Census Bureau estimates the city's population reached 21,952 in 2025, representing a 23.7% increase since 2020 and nearly doubling from its 2010 population of 11,393. This continued growth is contributing to increasing demand for housing, retail, services, and commercial development.

Mebane has a growing and increasingly established residential population, with an estimated median household income of \$83,174 for 2020–2024. Approximately 40.4% of residents age 25 and older hold a bachelor's degree or higher, while the city's owner-occupied housing rate is approximately 60.5%.

Mebane has a strong manufacturing and industrial heritage, with the city's economy continuing to include significant manufacturing activity. Major employers and production operations in the area include companies such as Sandvik Coromant, Revere Copper, Morinaga America Foods, and Lotus Bakeries. Employment concentrations are particularly strong along the I-40/I-85 corridor and U.S. Highway 70.

Mebane has developed into a regional shopping destination, supported by its interstate accessibility and growing population. Tanger Outlets Mebane attracts shoppers from throughout the surrounding region, while additional neighborhood and community shopping centers provide everyday retail, dining, and services. Census data reports more than \$691 million in retail sales in 2022, or approximately \$35,128 per capita.

Historic Downtown Mebane provides a walkable commercial district featuring locally owned restaurants, shops, services, arts, and community events. The downtown is part of North Carolina's Main Street program, with ongoing efforts focused on historic preservation, business growth, investment, and revitalization.

Mebane offers more than 350 acres of parks and recreational space, including walking trails, playgrounds, tennis courts, ball fields, and other amenities. The city also provides access to portions of the Mountains-to-Sea Trail, adding outdoor recreation opportunities for residents and visitors.

