



PROPERTY DESCRIPTION

Introducing a prime commercial opportunity at 1693 South Pollock Street, Selma, NC, 27576. This immaculate property offers a spacious interior, ideal for retail, office, or restaurant use. The sleek modern design and large windows flood the space with natural light, creating an inviting atmosphere for customers and employees. With ample parking and versatile floor layouts, this location offers endless possibilities for your business. Take advantage of this excellent leasing opportunity to secure your place in the thriving commercial district.

PROPERTY HIGHLIGHTS

- Grease trap available to the building
- Delivered as cold dark shell
- Tenant improvement allowance-Negotiable
- High traffic area between Selma and Smithfield

TERESA DAUGHTRY

Commercial Broker
919.669.4748
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NC #189895

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (MG)
Number of Units:	8
Available SF:	1,243 - 11,250 SF
Building Size:	11,250 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	43	181	712
Total Population	106	431	1,684
Average HH Income	\$68,643	\$62,869	\$55,876



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LOCATION DESCRIPTION

Discover the charm of the area between Smithfield and Selma, NC, where the property is located. Between Selma and Smithfield this location offers a unique blend of small-town hospitality and modern conveniences. Just minutes away from major highways, the area provides excellent accessibility and visibility for retail, restaurant and medical businesses. This is an ideal opportunity for tenants looking to become part of a vibrant, growing community with a rich heritage and a promising future.

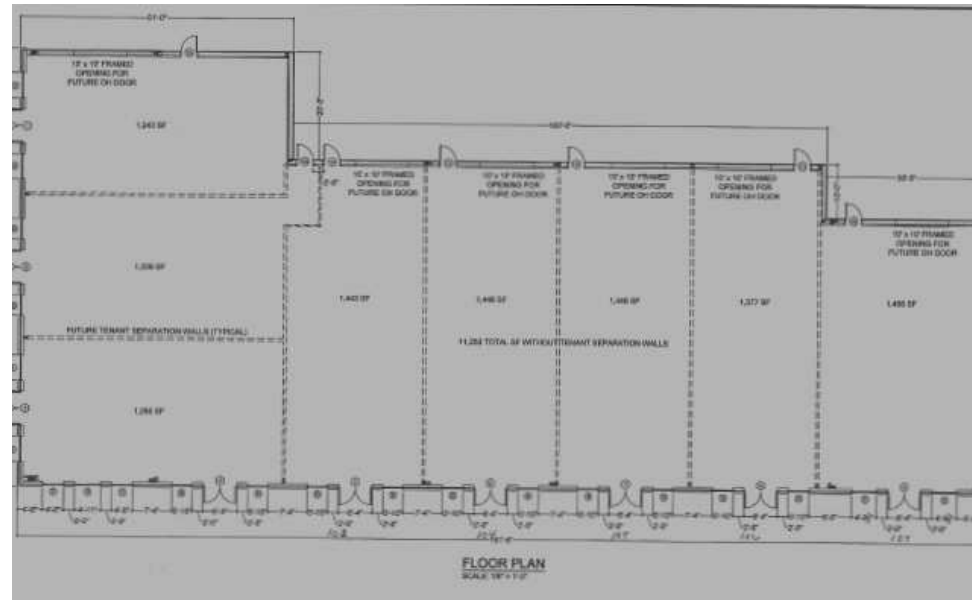
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FOR LEASE 1693 SOUTH POLLOCK STREET

Additional Photos



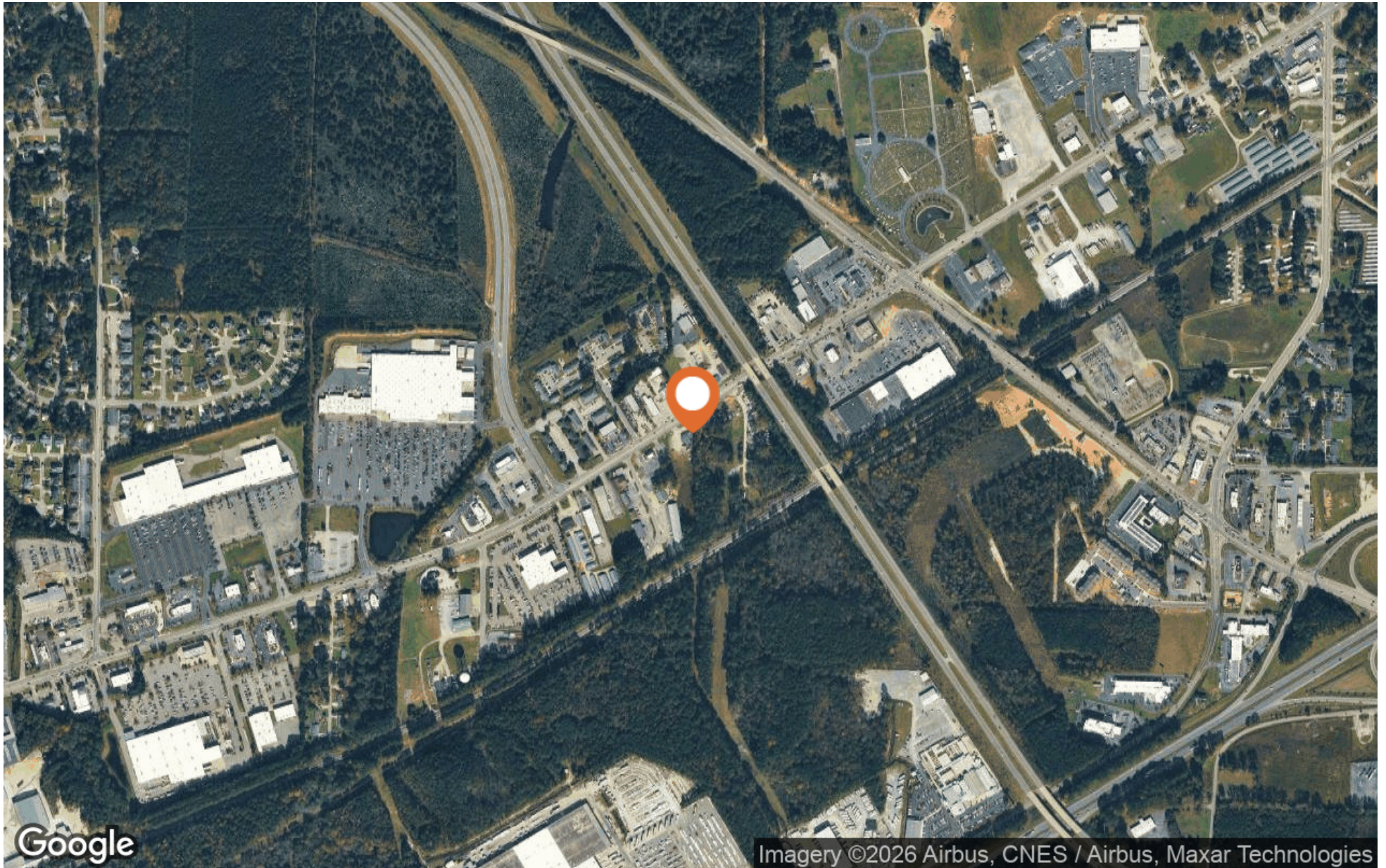
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Aerial Map



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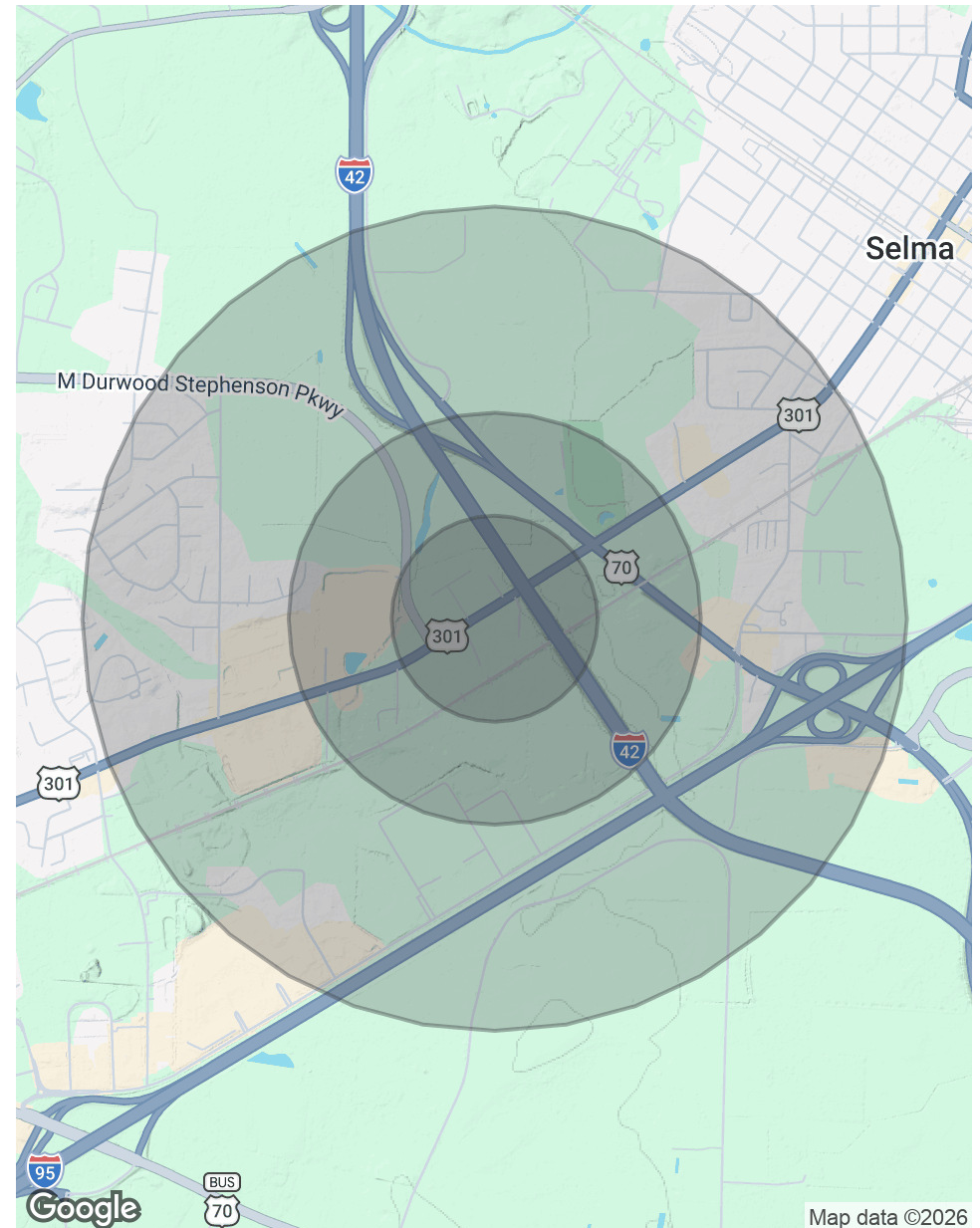
HARRIS
Realty & Land

FOR LEASE 1693 SOUTH POLLOCK STREET

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	106	431	1,684
Average Age	45.1	44.2	43.5
Average Age (Male)	45.1	43.1	40.1
Average Age (Female)	43.3	43.3	44.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	43	181	712
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$68,643	\$62,869	\$55,876
Average House Value	\$219,525	\$200,234	\$182,178

2023 American Community Survey (ACS)



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