

PROPERTY SUMMARY

Discover an exceptional opportunity at this freestanding retail building located at 2384 North Carolina 24 in Biscoe, NC. Enjoy high visibility and immense potential within a bustling commercial environment, surrounded by major area tenants including Walmart Supercenter, Tractor Supply, and O'Reilly Auto Parts. With a remarkable daily traffic of 17,600 vehicles on NC Hwy 24-27, this property offers unparalleled exposure for your business. Take advantage of the available sublease until 06/30/2029 to establish or expand your presence in this thriving retail destination. Don't miss the chance to secure a prime location for your business and capitalize on the abundant opportunities this property has to offer.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Households:	651	1,498	2,670
Population:	1,857	4,155	7,314
Avg HH Income:	\$67,145	\$67,690	\$67,166

PROPERTY OVERVIEW

- Rate includes taxes and insurance Tenant to pay for Landscaping and Trash Removal
- Sublease expiration: 06/30/2029
- Major Area Tenants: Walmart Supercenter, Tractor Supply, O'Reily Auto Parts
- Situated along NC Hwy 24-27 with 17,600 vehicles per day
- High visibility for increased customer exposure
- · Freestanding retail building

AVAILABLE SPACES

Freestanding 7,970 SF

FOR FURTHER INFORMATION, PLEASE CONTACT

CHARLES S. NEIL, CCIM • Charles.Neil@Divaris.com • 980.819.0119



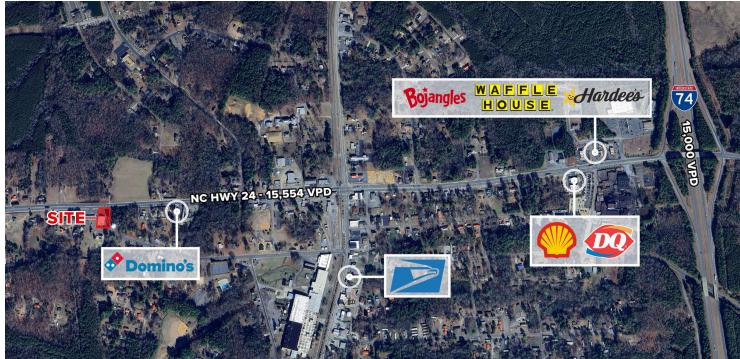
2384 NORTH CAROLINA 24

BISCOE, NC 27209

ADDITIONAL PHOTOS









CHARLES S. NEIL, CCIM • Charles.Neil@Divaris.com • 980.819.0119

