

**FOR  
LEASE**



**2384 NORTH CAROLINA 24, BISCOE, NC**

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

## 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
<b>Households:</b>	651	1,498	2,670
<b>Population:</b>	1,857	4,155	7,314
<b>Avg HH Income:</b>	\$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'Reilly 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



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