

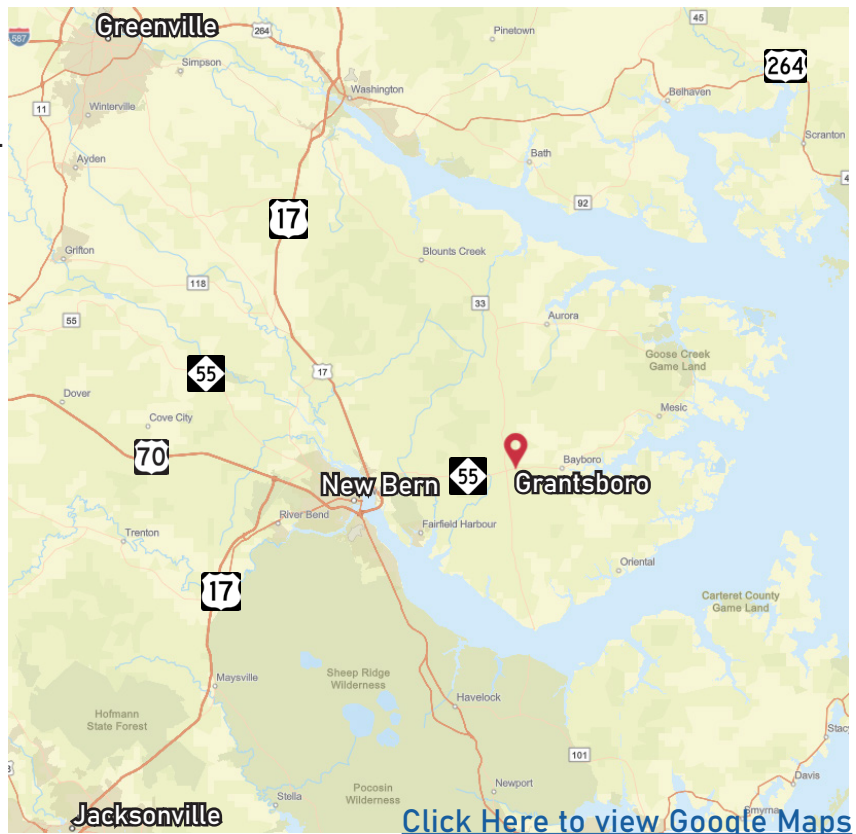
**FOR
LEASE**

RETAIL SPACE AVAILABLE PAMLICO SQUARE: 11560 NC-55 GRANTSBORO, NC



PROPERTY HIGHLIGHTS

- Food Lion anchored center offering small shop space from 1,500 SF up to 7,200 SF and 8,450 suites.
- Located on NC-55, a major traffic artery connecting Durham and surrounding cities to the Pamlico Sound.
- Availabilities:
 - 8,450 SF: Former Pharmacy 67.5' W x 125' D
 - 1,500 SF: Former Subway
 - 1,500 SF: Former Pizzeria
 - 1,500 SF: Former Medical Office
 - 7,200 SF: Former Dollar Store 57.5' W x 125' D
- Asking Base Rate: \$12-\$15 PSF NNN
- TICAM: \$1.70 PSF (Taxes, Insurance, Common Area Maintenance)



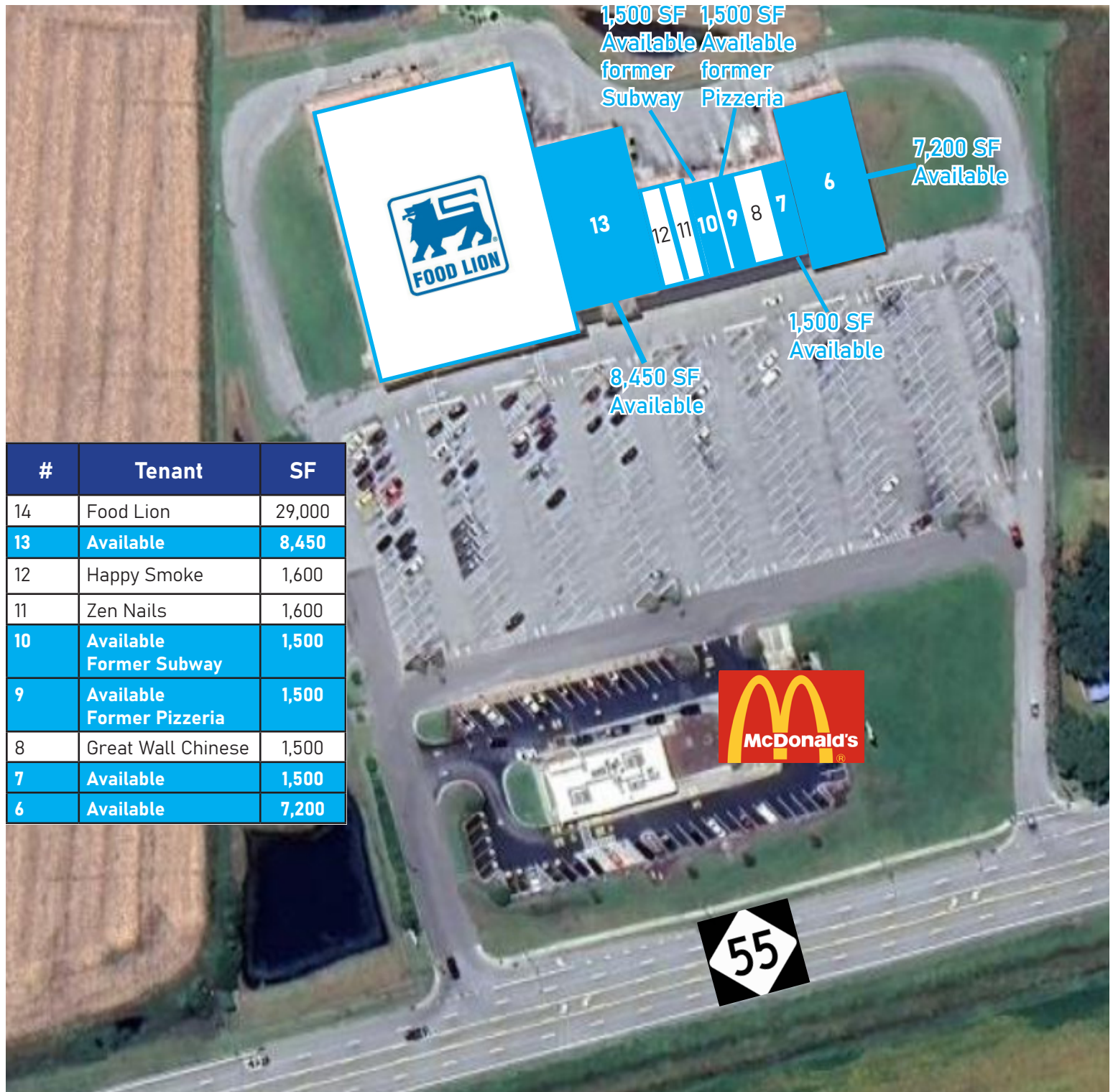
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SITE PLAN

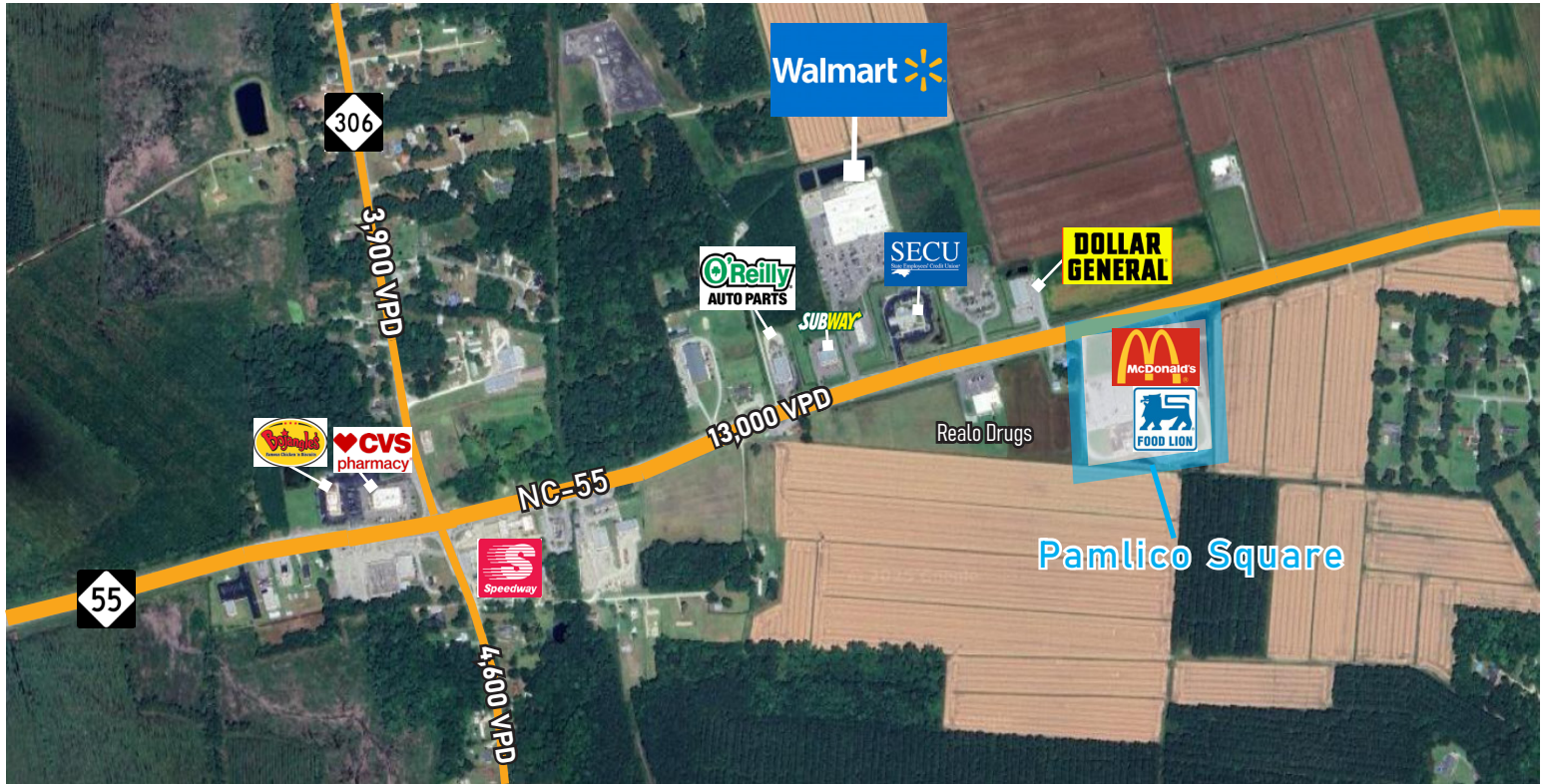


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AREA MAP

[Click Here to view Google Maps](#)



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INTERIOR PHOTOS

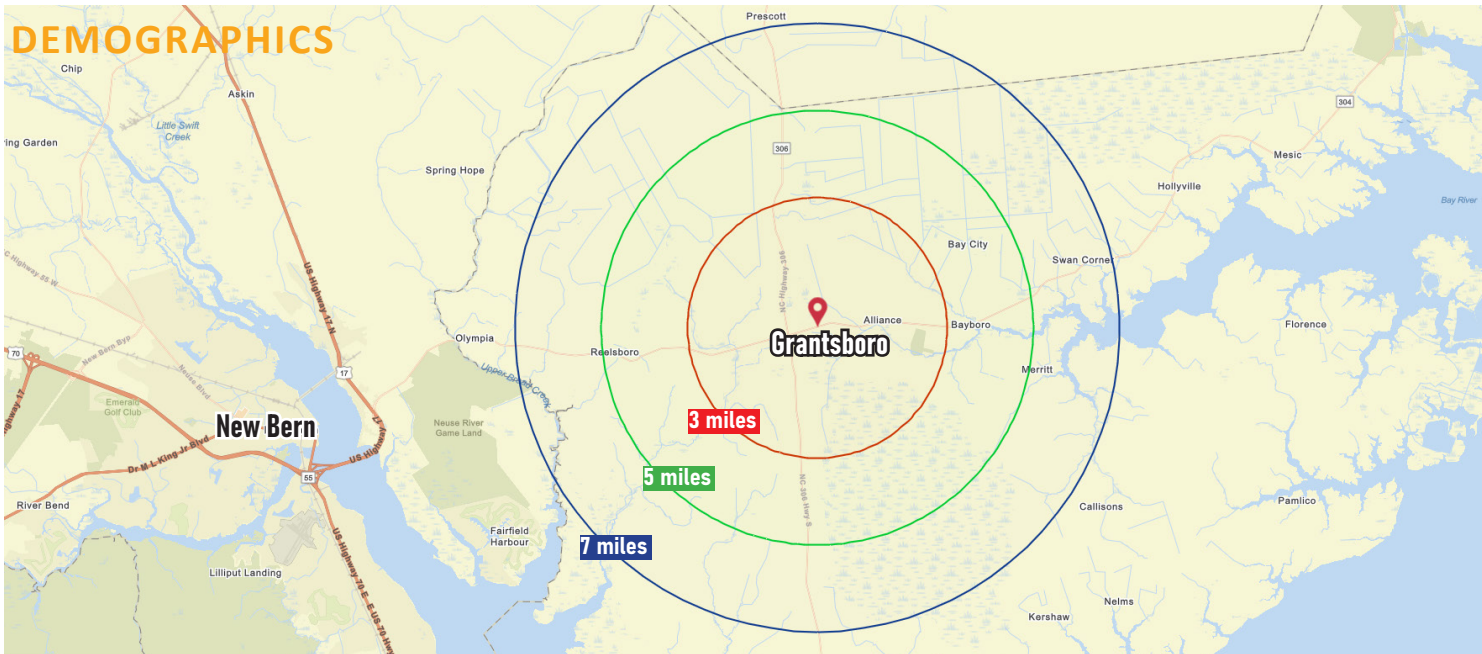


1,500 SF Former Subway
Approx. 20' Wide interior dimension
3 bathrooms
Sprinkler System in place



1,500 SF Former Pizzeria
Approx. 20' Wide interior dimension
2 bathrooms
Sprinkler System in place

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POPULATION	3 MILES	5 MILES	10 MILES
2024 Population	14,366	26,111	35,055
Daytime Population	18,478	27,701	36,158
2024 Median Age	44.2	43.4	45.0
HOUSEHOLDS			
2024 Households	6,435	11,474	15,414
2024 Avg. Household Size	2.20	2.21	2.24
HOUSING			
2024 Total Housing	7,346	13,137	17,975
2024 Owner Occupied Housing Units	47.8%	52.2%	54.8%
2024 Renter Occupied Housing Units	39.7%	35.1%	31.0%
MEDIAN HH INCOME			
2024 Median Household Income	\$49,847	\$49,709	\$47,608
2029 Median Household Income	\$57,036	\$56,761	\$55,195
AVERAGE HH INCOME			
2024 Average Household Income	\$73,763	\$71,390	\$70,067
2029 Average Household Income	\$85,138	\$82,414	\$81,344

EDUCATION	3 MILES	5 MILES	10 MILES
Some College, No Degree	16.2%	17.5%	18.3%
Bachelor's Degree	13.9%	13.0%	12.2%
Graduate/Professional	8.5%	7.4%	6.9%
RACE/ETHNICITY			
White Alone	46.3%	46.6%	44.1%
Black Alone	46.0%	45.9%	48.9%
Hispanic Origin	3.2%	3.5%	3.2%
AGE			
18+	78.7%	78.8%	79.9%
55+	37.8%	36.6%	38.5%
Employed Population by Occupation			
White Collar	58.2%	54.7%	53.3%
Services	15.8%	17.5%	17.5%
Blue Collar	26.0%	27.8%	29.2%

[Click Here to download full demographic report](#)

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