

OFFICE/RETAIL/ MEDICAL SPACE FOR LEASE

M & J PLAZA • 1693 S POLLOCK ST, SELMA, NC 27576



OFFERING SUMMARY

Available SF:	1,243-11,250 SF
Lease Rate:	\$29.00 SF/yr (NNN)
Lot Size:	0.83 Acres
Year Built:	2025
Building Size:	11,250
Zoning:	B-3
Traffic Count:	25,559

PROPERTY OVERVIEW

Pre-leasing a brand-new strip center. Delivered in cold dark shell with Tenant Improvement Allowance negotiable, Ideal for retail, office, medical or restaurant use. Has a grease trap in place. Units start from 1,280 sf-11,250 without tenant separation walls. Triple net lease. Minimum term is 5 years.

PROPERTY HIGHLIGHTS

- Space Delivered - Cold Dark Shell
- Minimum Terms- 5 years
- Tenant Improvement Allowance-Negotiable
- High traffic area for Selma and Smithfield

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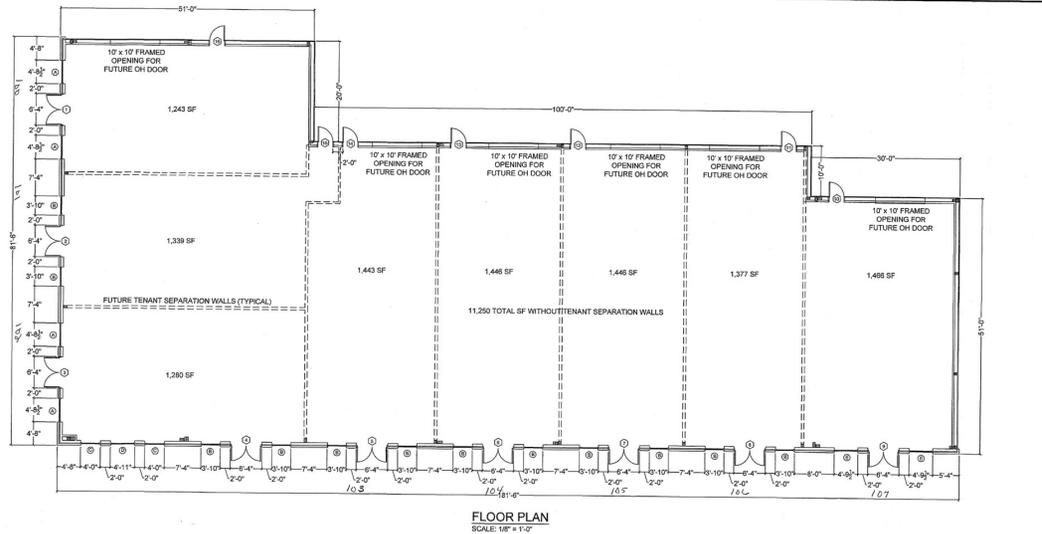
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LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Minimum -5 years
Total Space:	1,243 SF Up To 11,250	Lease Rate:	\$29.00 SF/yr

AVAILABLE SPACES

TENANT	TYPE	RATE	DESCRIPTION
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