



FOOD LION

Retail Space for Lease

12524 NC Highway 210 in Benson, NC

3,900 SF Available Q1 2025



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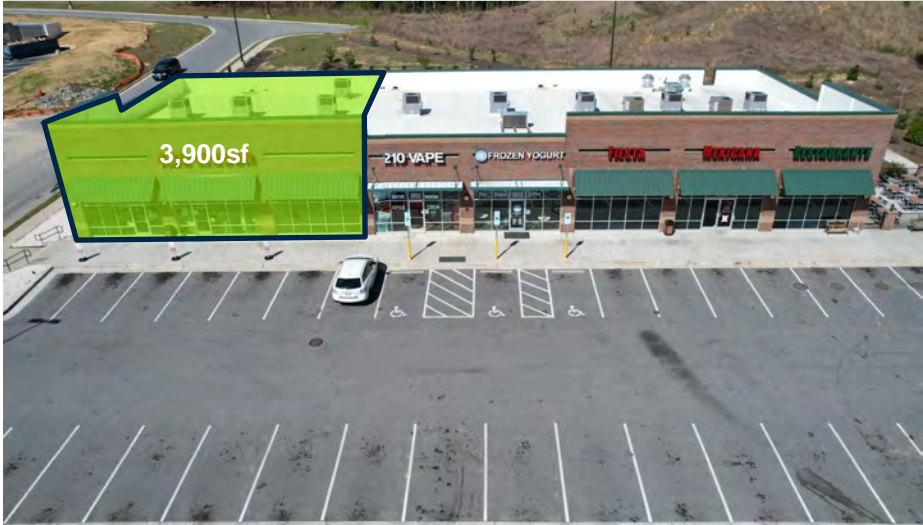
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12524 NC HWY 210 Benson, NC

Retail Lease Offer



McGees's Crossroads

High House Capital is pleased to exclusively present the opportunity to lease a 3,900 square foot corner space at **McGee's Crossroads** in Benson, NC. This prime location offers excellent visibility and access, situated in a vibrant and growing community. The retail suite is located within a larger shopping centered anchored by a Food Lion grocery store.

PROPERTY DETAILS

ADDRESS	12524 NC Hwy 210 Benson, NC 27504
MUNICIPALITY	Johnston County
PARCEL ID	13E05008N
YEAR BUILT	2018
RENTABLE SF	3,900 SF



12524 NC HWY 210 Benson, NC

Retail Suite Available for Lease

- **3,900 sf** available in **Jan. 2025**
- **Corner suite** originally **constructed in 2018**
- Anchored by **Food Lion** grocery store
- The only space available in the entire shopping center

Rental Terms

- Base rent of **\$29 NNN**
- Estimated TICAM of **\$3.25 psf**
- Potential TI allowance and free rent period (TBD)
- Available lease term from 3 to 5+ years.

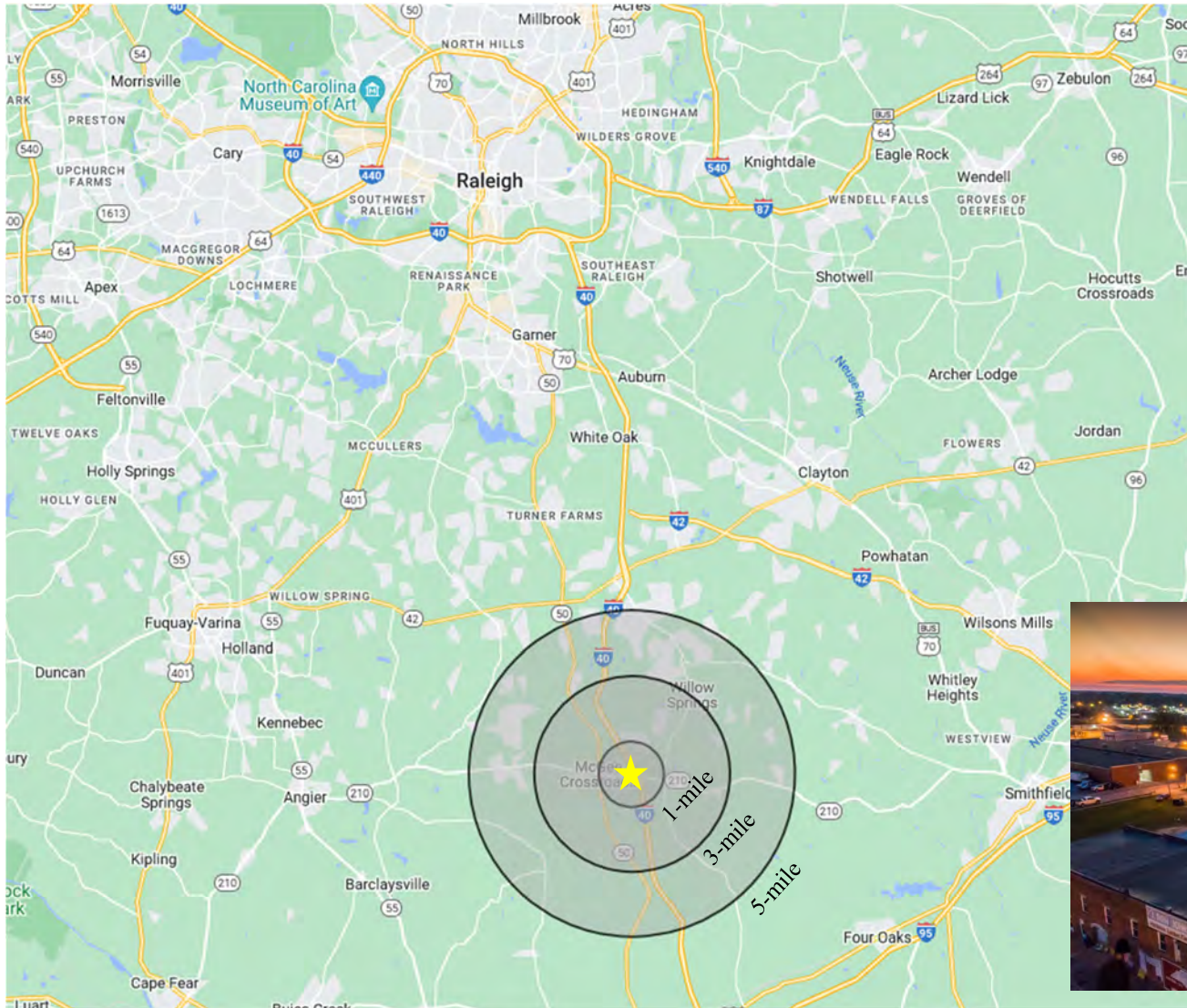
Demographics

- 1-mile: population of 1k people and \$71k median household income.
- 3-mile: population of 10k people and \$76k median household income.
- 15-minute drive: population of 58k people and \$78k median household income.

Demographic data per CoStar report



Location Overview



McGee's Crossroads

On NC Hwy 210 | 19,500 VPD
On I-40 Exit Ramp | 6,300 VPD

Benson, NC

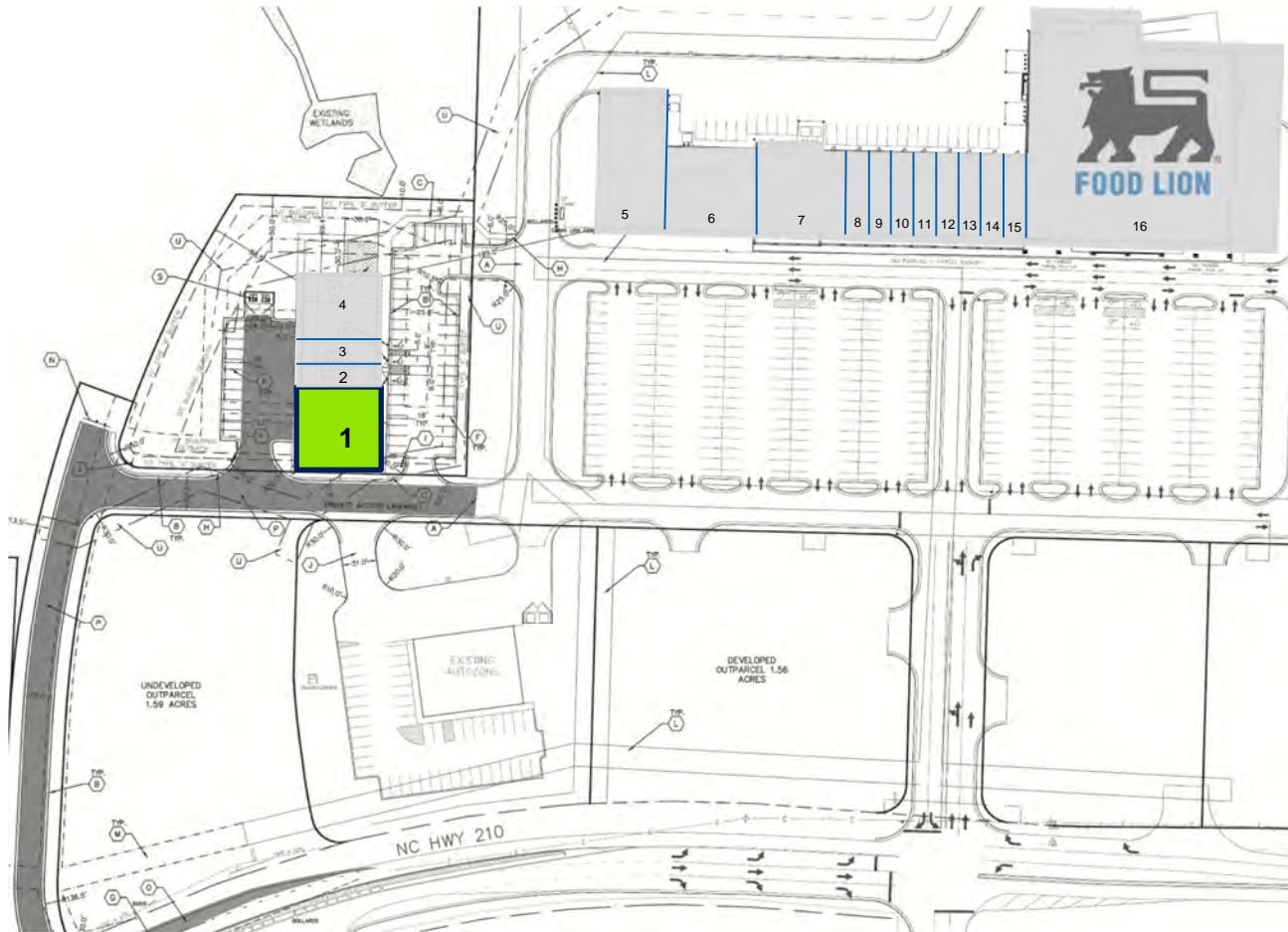
37-Minute Drive to RDU Airport
13.6% Population Increase from 2020
250K+ County Population
Moderate Climate Year Round



Location Overview



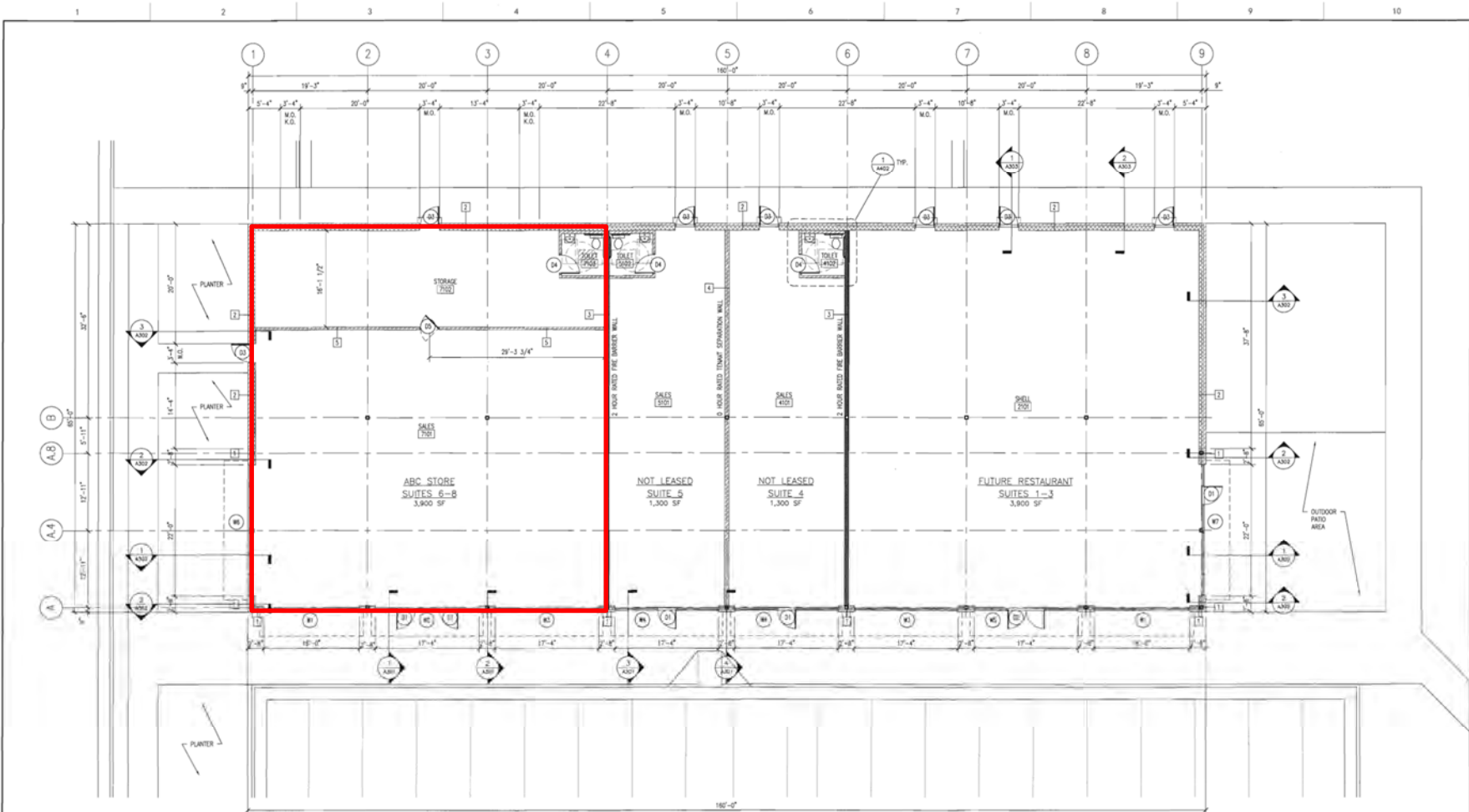
Site Map – 12524 NC Hwy 210 Benson, NC



- 1 **AVAILABLE**
- 2 Vape Shop
- 3 Japanese Express
- 4 Fiesta Mexicana
- 5 CRNG Hardware
- 6 Riccobene Dentist
- 7 Fit4Life Gym
- 8 La Piazza
- 9 Subway
- 10 China Star
- 11 Nail Spa
- 12 Steve's Bagels
- 13 Domino's Pizza
- 14 Great Clips
- 15 Davis Drugs
- 16 Food Lion



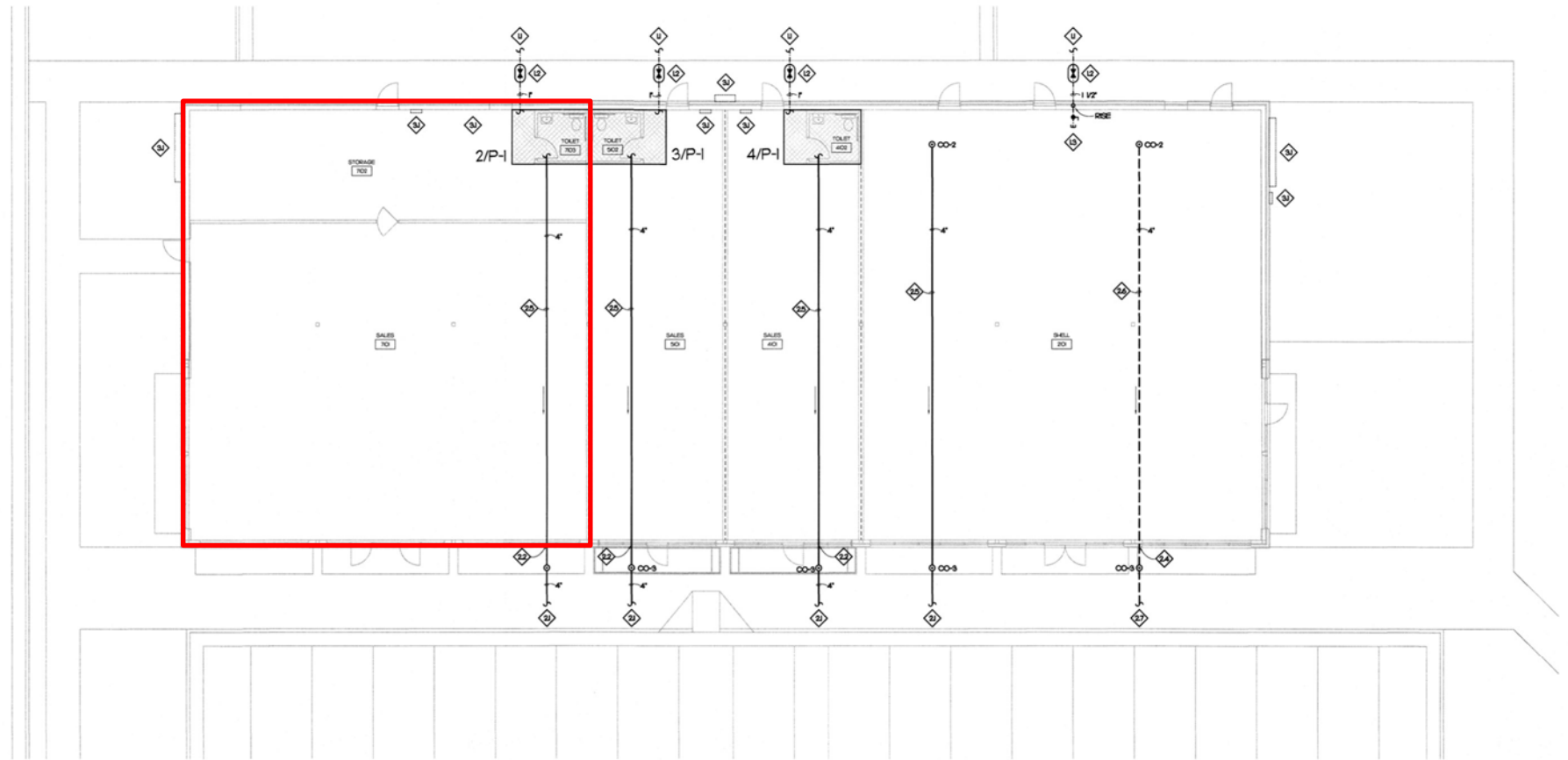
Floor Plans



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



Floor Plans - Plumbing



1 PLUMBING PLAN
1/8" = 1'-0"



Floor Plans - Electrical



1 LIGHTING PLAN
V8' - 1'-0"



Floor Plans - Mechanical

