



KEY FEATURES

- Available SF $\pm$ 1,690
- Business Zoning
- High visibility location
- Owner currently expanding parking lot in the rear

RETAIL

FOR LEASE

LEXINGTON RETAIL

520 Salem St.
Lexington, NC 27292

520 Salem St. is a retail property located at a highly visible intersection in Lexington, NC. The property offers excellent access to the I-85 corridor and benefits from exceptional traffic counts, including 25,500 AADT along I-85, 19,000 AADT on Winston Road North, and approximately 12,800 AADT at the Salem Street/Martin Luther King Jr. Boulevard intersection.

The 4,242 SF, one-story building was originally constructed in 1946/1950 and offers 1,690 SF currently available for lease. The available retail space presents an excellent opportunity for a variety of retail and service users seeking a well-positioned location with exceptional visibility and strong daily traffic exposure.

It is currently available for \$3,000 / month + utilities.

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM

BradK@commercialrealtync.com

336.793.0890, ext 106



Covered Side Entry

LEXINGTON RETAIL PROPETY

LOCATION

Address	520 Salem St.			City	Lexington
State	NC	Zip	27292	County	Davidson

PROPERTY DETAILS

Available SF ±	1,690	Building SF ±	4,242	Floors	1
----------------	-------	---------------	-------	--------	---

TAX INFORMATION

Zoning	Business	Tax Pin	6726-04-37-5322
--------	----------	---------	-----------------

PRICING & TERMS

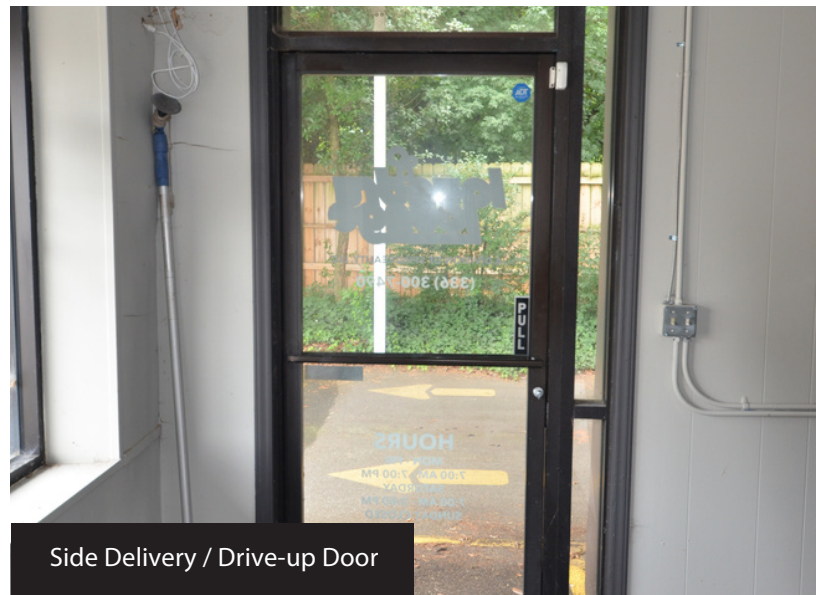
Lease Rate	\$3,000 / month - Modified Gross
------------	----------------------------------



Front



Rear / Utility Area



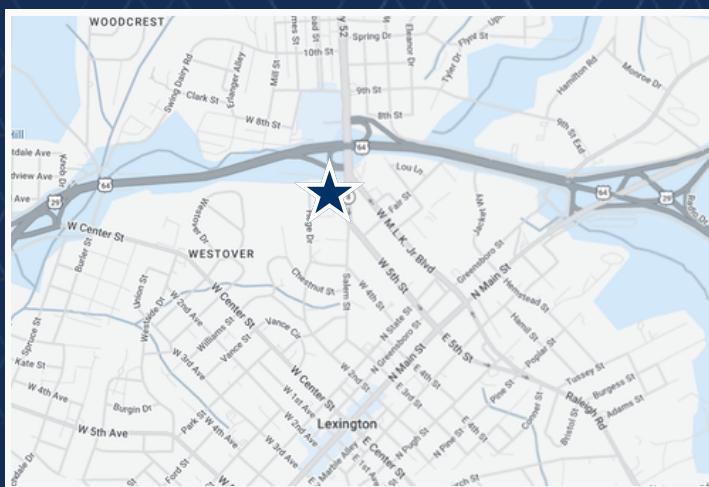
Side Delivery / Drive-up Door



Middle / Work Area

RETAIL

FOR LEASE



LOCATION FEATURES

- High traffic I-85 corridor
- Located just minutes from Downtown Lexington's business district and courthouse
- Convenient access to both US Highway 52 and US Highway 85