

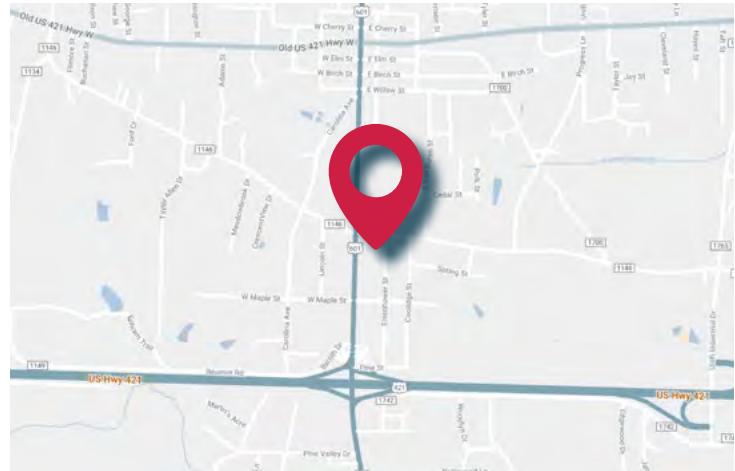


PROPERTY OVERVIEW

- 8,320 SF
- 1.26 acres
- PIN#: 5806989302
- Zoning: HB (Highway Business District)
- Built in 2013
- Concrete parking lot
- Traffic counts: 16,000 vpd (2023)
- Sales price: \$1,550,000
- Lease rate: 15.50/SF NNN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,914	6,413	11,154
Daytime Population	3,393	9,217	12,582
Median HH Income	\$49,451	\$53,378	\$54,770
Median Age	45.0	44.4	44.0
Median Home Value	\$170,404	\$166,510	\$168,371



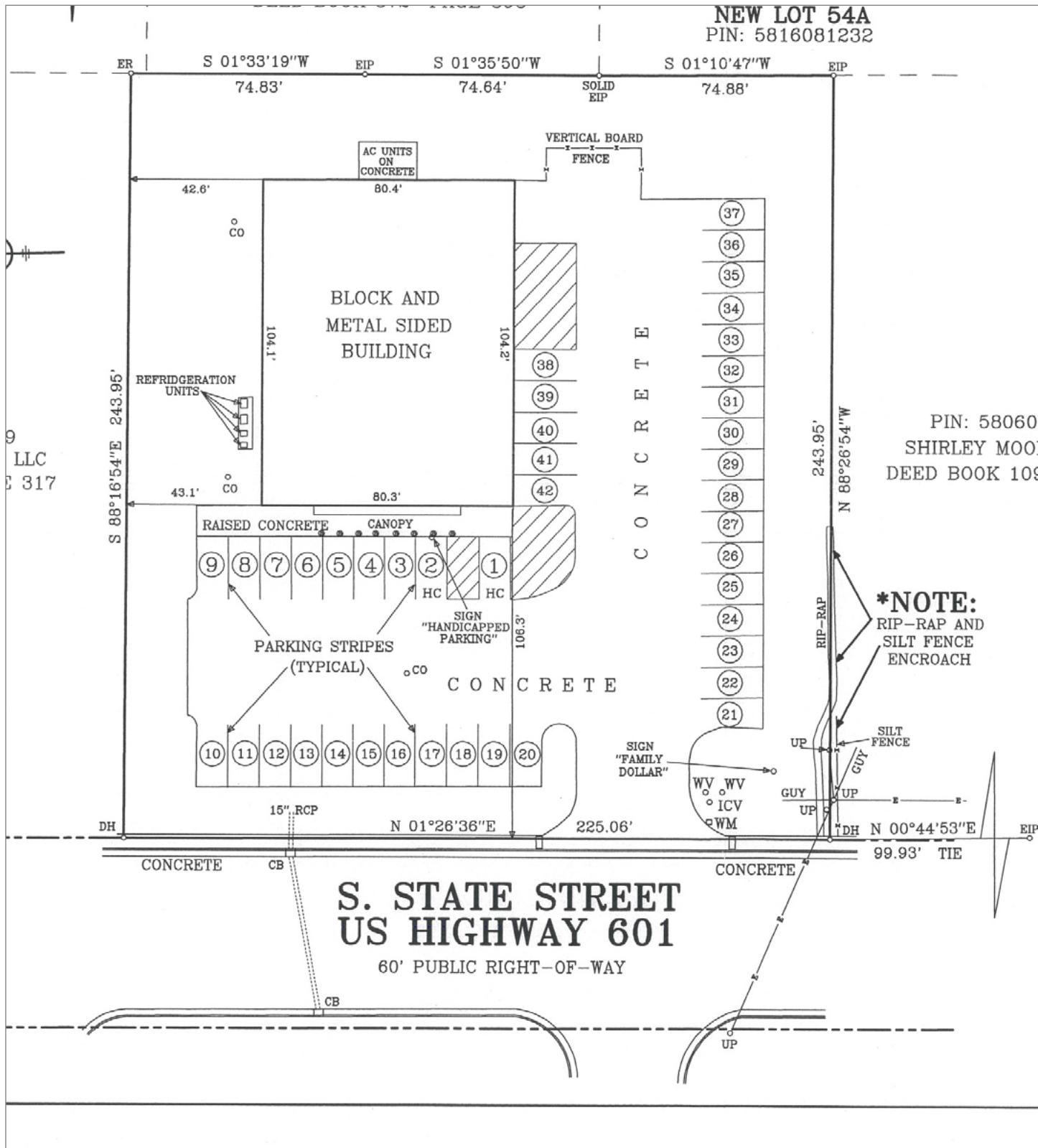
NCDOT US 601 ROAD WIDENING PLANS



Jake Plotkin, CCIM
jplotkin@lee-associates.com
D 919.576.2505
O 919.616.0066

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY SURVEY



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Jake Plotkin, CCIM
jplotkin@lee-associates.com
D 919.576.2505
O 919.616.0066

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES