



FOR LEASE

RETAIL/OFFICE AVAILABLE

NEW TRACTOR SUPPLY ANCHORED CENTER

948 S State Street | Yadkinville, NC

CHARLIE FREEMAN

WILL NASON

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## Colonial Shoppes at Yadkinville

+/- 90,917 SF retail strip anchored by NEW Tractor Supply

948 S State Street

Yadkinville, NC 27055



### +/- 8,000 SF AVAILABLE, FORMER WALGREENS

- +/- 8,000 SF former Walgreens for lease
- High traffic center off Hwy 421
- \$12.00/PSF, NNN
- 932 S. State Street, Yadkinville NC



### +/- 1,600 SF AVAILABLE, FORMER OFFICE

- +/- 1,600 SF former office for lease
- Available July 2024
- \$16.00/PSF, NNN
- 944 S. State Street, Yadkinville NC

LEASED

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DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	5,754	10,958	18,214
AVG. HH INCOME	\$76,174	\$79,426	\$80,726
BUSINESSES	343	440	566
EMPLOYEES	6,025	7,297	8,077

**FOOD LION**

**FAMILY DOLLAR**

*Walgreens*

17,000 VPD



**SHEETZ**

421

421

SITE

1255 CREEKSHIRE WAY, SUITE 200 | WINSTON-SALEM, NC 27103 | WWW.FREEMANCOMMERCIAL.COM

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