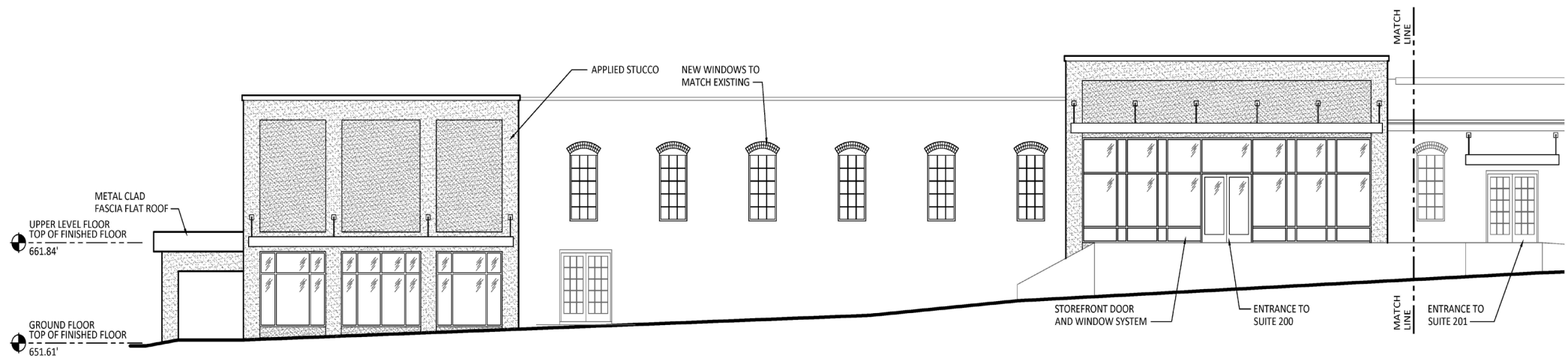


200-204 North Fifth Street, Mebane, NC

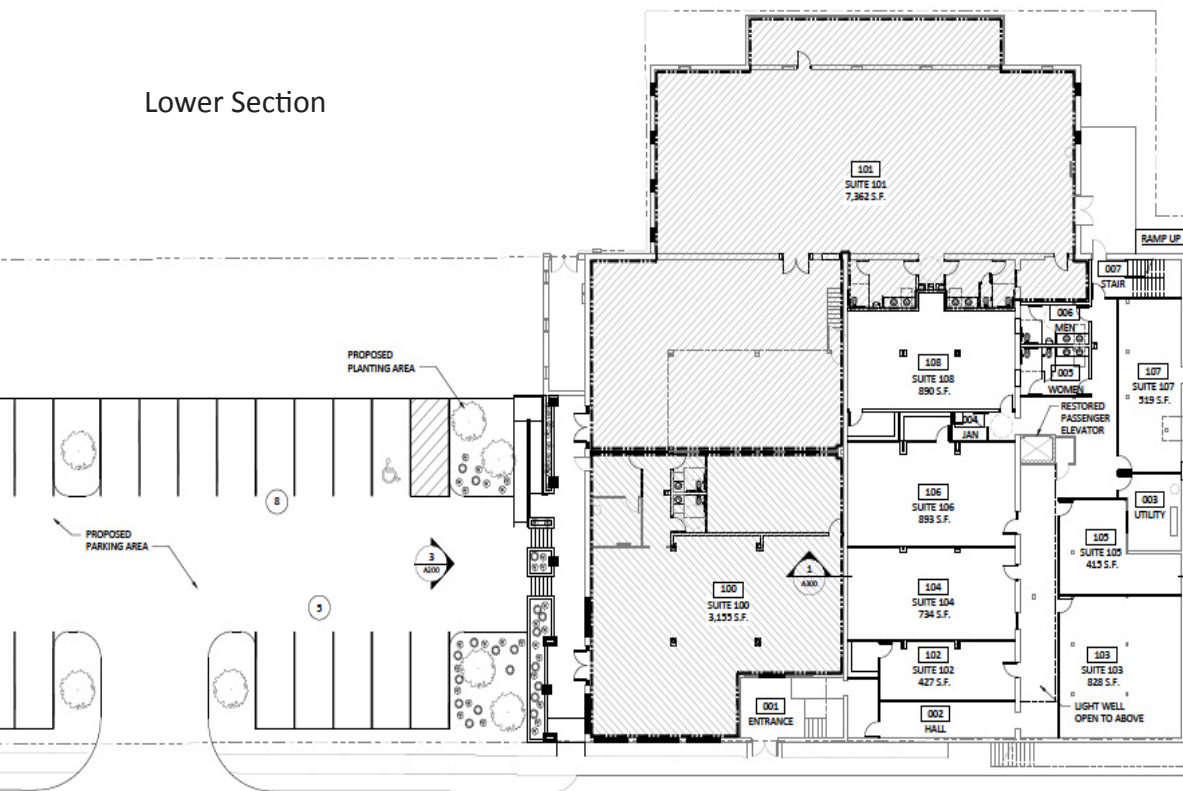


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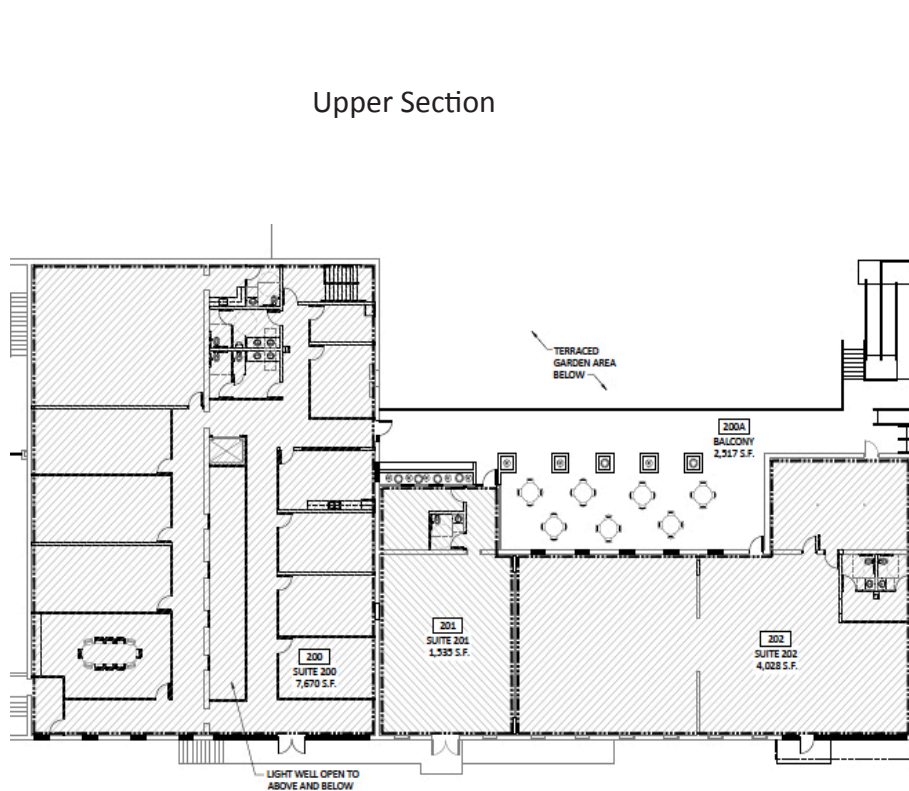
Floor Plan and Purposed Renovations



Lower Section



Upper Section



Location and Surroundings

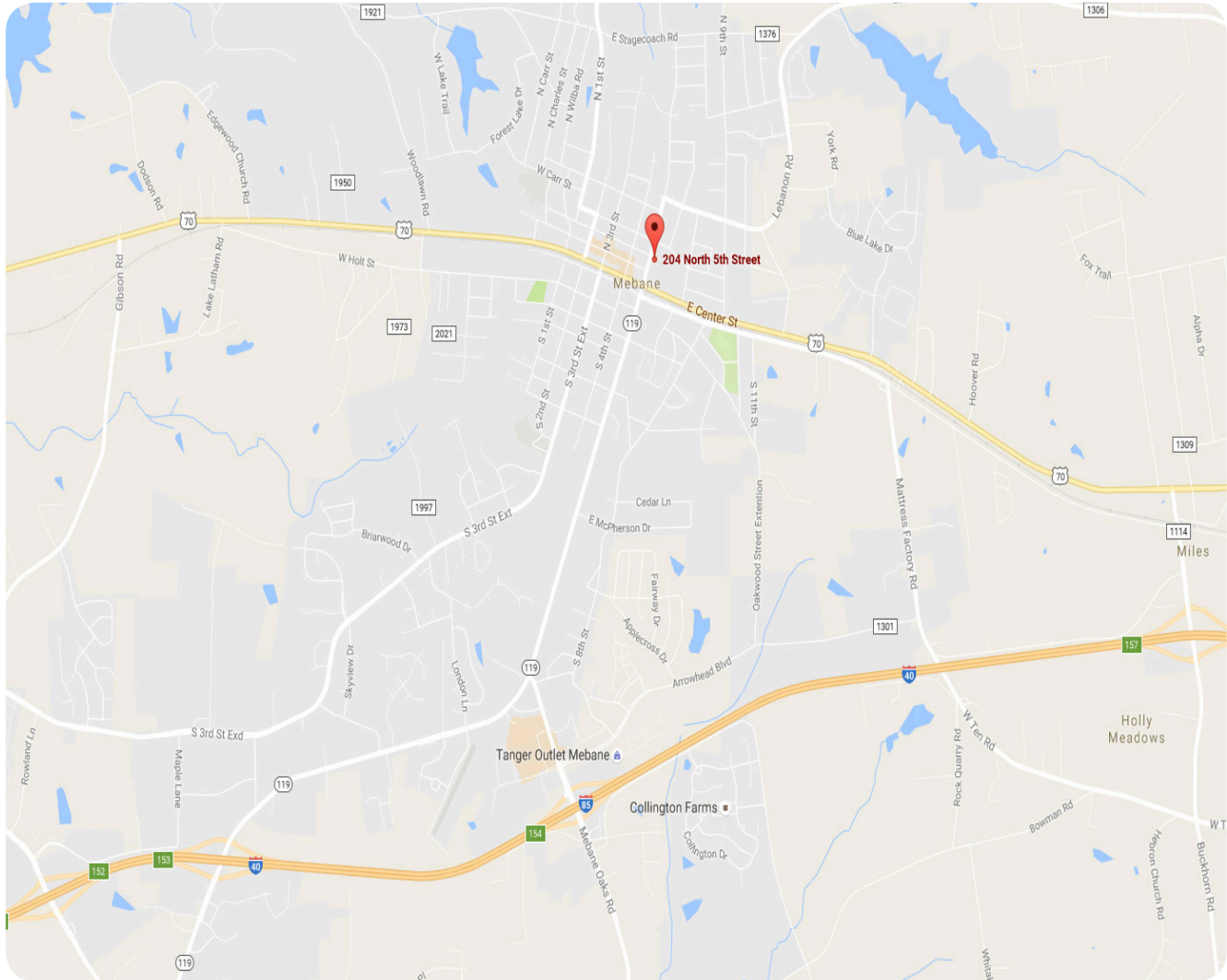
Close Proximity to:

Tanger Outlets	2 Miles
Elon University	14.6 Miles
Duke University Hospital	21 Miles
UNC Chapel Hill Downtown	21.4 Miles
Research Triangle Park	31.8 Miles
RDU Airport	35.7 Miles
Downtown Raleigh	46.5 Miles
Downtown Durham	23.6 Miles
Downtown Burlington	10.5 Miles
Downtown Greensboro	32 Miles
PTI Airport	46.3 Miles
Wilmington	180 Miles
Charlotte	123 Miles
Danville, VA	40.7 Miles
NC State University	44.3 Miles

- Conveniently located directly off US Highway 70.

- With this building being located directly in the heart of growing Downtown Mebane it maintains very high visibility. Fifth street/highway 119 in the main road in Mebane and will serve about 1000 car per day. While major Interstate 40/85 minutes away at Mebane exit has about 98,000 cars per day.

- Connected to this building is the newly refurbished White Furniture Company warehouse which are now 156 luxury apartments and future 80,000 SF of office.



Property Highlights and Information

Building Part of Historic Downtown Mebane

Up to 18,000+/- SF contiguous of office/retail/showroom available in landmark building in the middle of thriving downtown Mebane. Building is contiguous with the new White Furniture redevelopment (160 loft type residences and future 80,000 SF Office). Building includes loading dock and private parking area.

The site is centrally located, part of the Historic Downtown Mebane adjacent to White Furniture redevelopment (160 loft type residences and future 80,000 SF office), minutes away from I85/40 corridor (major transportation access for the east coast with traffic averaging 98,000 cars per day) and The Tanger Outlet (320,00 SF retail with 5 million visitors per year). Mebane is enclave between two major metropolitan areas Triangle (Raleigh, Cary, Chapel Hill, Durham) & Triad (Greensboro, Winston Salem, High Point). With in driving distance to Alamance Community College (Main Campus), Alamance Regional Hospital, UNC, DUKE, NC State, Elon, UNCG & Wake Forest Universities. Minutes away from Burlington Regional Airport, 45 miles to RTP, RDU & 39.5 miles to PTI International Airports. This region of North Carolina is experiencing a unique growth, attracting major corporate, small business and new entrepreneurs.



- Contiguous up to 18,000 +/- SF
- Divisible
- Short distance to Tanger Outlet & I-85/40 corridor
- 1.26 +/- Acres
- Heated and air conditioned
- Sprinkler System
- Concrete floors

- Plenty power servicing the building
- One (1) dock doors
- Retail Zoning - Historic Downtown Mebane District
- Ideal for gourmet grocery retailer , gym, event center, brewery, restaurant, retail to complement the new Downtown Mebane

Additional information contact:

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Property Highlights and Information

Best Use	Retail/Office/Showroom
Total Acres	1.26
Total Square Feet	10,000 +/-
Parcel Number	168397
County	Alamance
Ceiling Height	18'-24'
Loading Docks	1
Year Built	1901
Land Code	372



Property is perfect for Gym, Event Center, Brewery, Offices, Restauarnt, Retail, and many more!

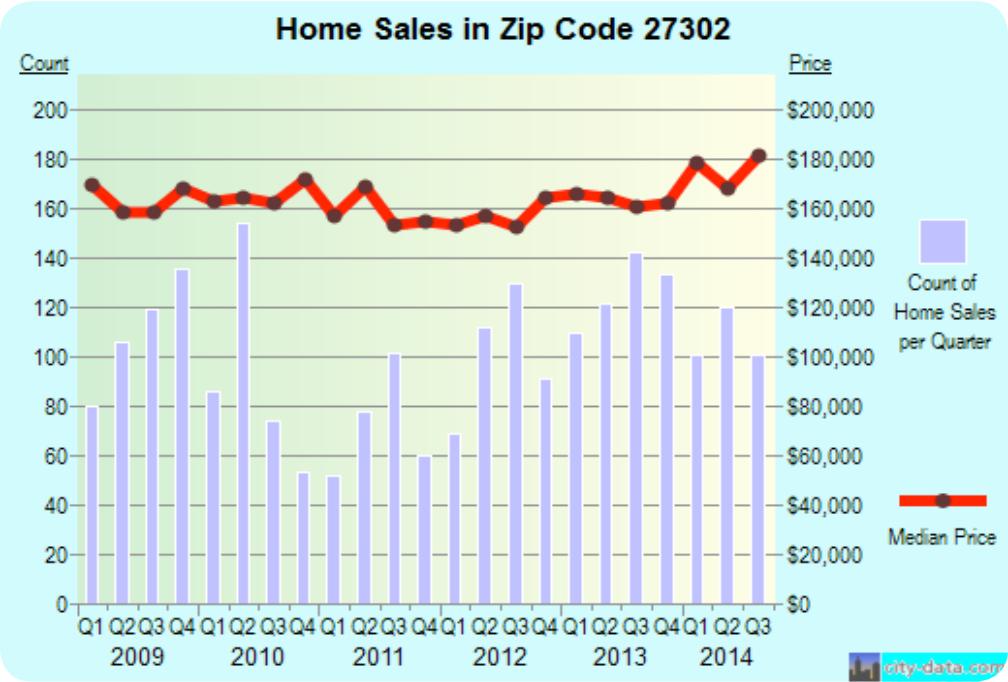


Why Mebane, NC?

Location

Situated in the Piedmont area, Mebane is recognized as one of the fastest growing areas of North Carolina. That could be because it offers affordable living, progressive programs, and is located three hours from the state's bountiful coast, as well as three hours from Western North Carolina's magical mountains. Talk about location! Move to Mebane and you'll be tempted by a wealth of weekend excursions. When it's time to catch a flight, residents appreciate that they live close to two international airports. Also being located in Alamance County which has lower taxes and house cost than other counties around Mebane. Being established in the early 19th century makes this town mostly historic but the town is slowly making its way into a modern city.

Median Income	\$72,500
Urban population	15,135
Rural population	12,894
Family Households	85.7%
Median Age	38
Population density	240
Median house/condo value	\$162,100



Business

With Mebane growing at what seems to be exponential rate makes this town prime for business opportunities. Mebane has many industrial and commercial warehouse businesses already thriving. Also with Mebane being close to major universities and hospitals like UNC and Duke make an even broader scope for businesses.

The Town is Growing

With new construction of apartment complexes and residential sub developments springing up all over Mebane the population and overall town is growing rapidly. There is an extreme amount of potential in Mebane, NC! You have to come reserve your spot before its too late!

Disclaimer: no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. About Mebane from safewise.com, city-data.com, and cityofmebane.com