

RETAIL FOR LEASE

DUTCH VILLAGE SHOPPING CENTER

2531 E. Lyon Station Road | Creedmoor, NC 27522



NAITRI PROPERTIES

PROPERTY OVERVIEW

I-85 visibility shopping center located at the intersection of I-85 and Butner Creedmoor Road/Hwy 56.

| | |
|----------------|--|
| ADDRESS | 2531 E. Lyon Station Road, Creedmoor, NC 27522 |
| BUILDING SIZE | ±58,200 SF |
| AVAILABLE SF | Suite 7: 6,000 SF |
| BASE RATE | \$9.00/SF, NNN |
| TICAM | \$3.00/SF |
| LEASE TERM | Negotiable |
| TRAFFIC COUNTS | Butner Creedmoor Road - 18,000 NC 56 Highway - 7,500 I-85 - 31,000 |
| ANCHOR TENANT | Food Lion (30,720 SF) |
| TENANTS | <ul style="list-style-type: none">• Subway (2,100 SF)• Domino's Pizza (1,400 SF)• Premier Eye Institute (1,380 SF)• Taste of China (1,750 SF)• El Rio Mexican Restaurant (2,100 SF)• USA Tobacco and Vape (1,750 SF)• Focus Nails (1,400 SF) |

CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

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AERIAL



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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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SITE PLAN



CONTACT

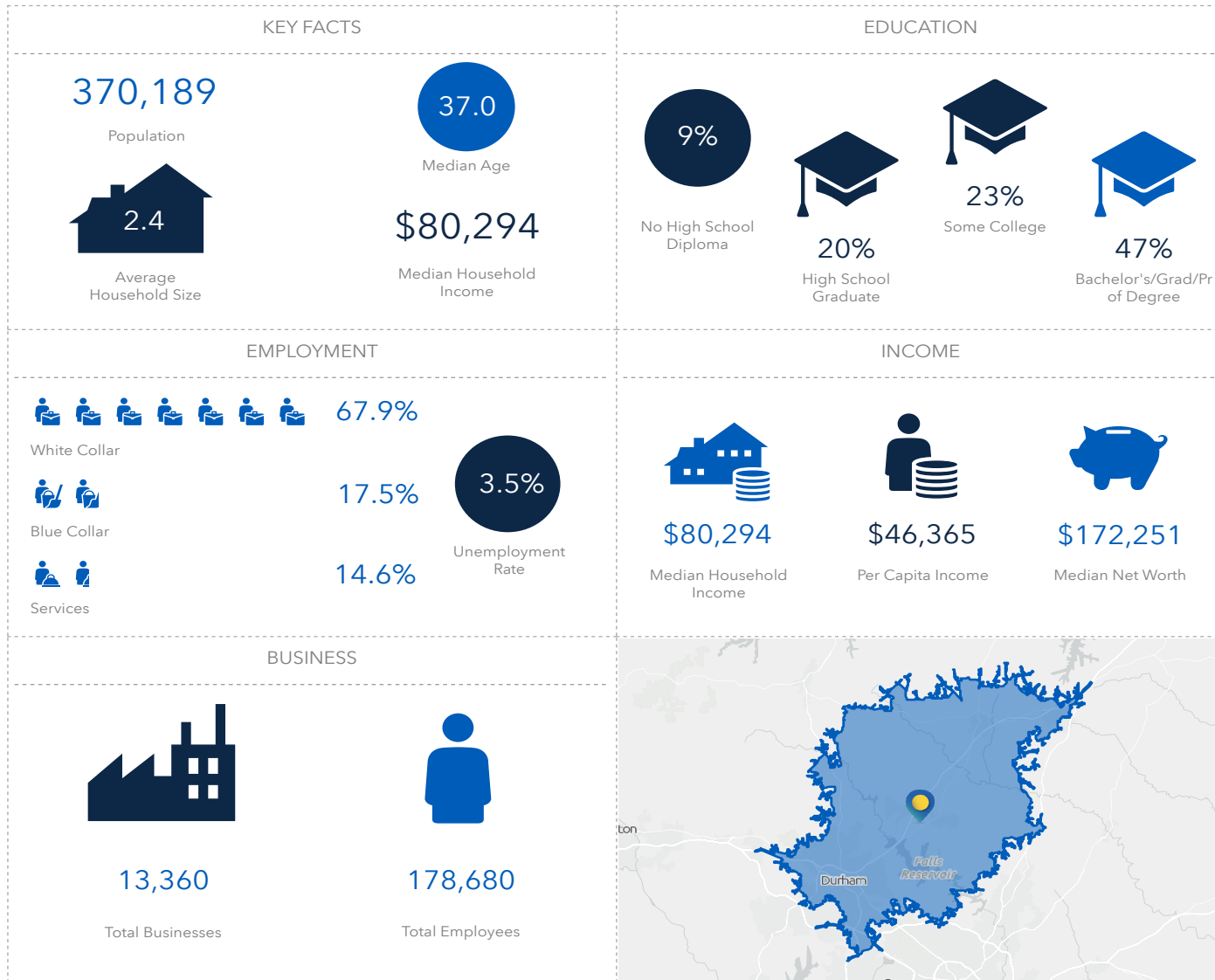
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DEMOGRAPHICS

27 MINUTE AVERAGE DRIVE TIME



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