

RETAIL PROPERTY FOR LEASE

# 401 RALEIGH ROAD

Henderson, NC 27536



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**CITYPLAT**  
COMMERCIAL REAL ESTATE



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## PROPERTY HIGHLIGHTS

- Tanks and pumps have been removed
- At signalized entrance to Dabney Shopping Center
- Multiple means of ingress/egress

## OFFERING SUMMARY

Lease Rate:	\$3,800.00 per month (NNN)
Available SF:	1,872 SF

## PROPERTY DESCRIPTION

CityPlat offers a 1,872 square foot retail building on 0.63 acres in Henderson, NC, available for lease as-is. Located on Raleigh Road at the entrance to Dabney Shopping Center, the property features a full canopy, c-store equipment, coolers, and more. With strong visibility and over 6,600 VPD, this site is ideal for a car lot, or retail business. Henderson, the Vance County Seat, is rich in history with a historic district featuring structures on the National Register of Historic Places.

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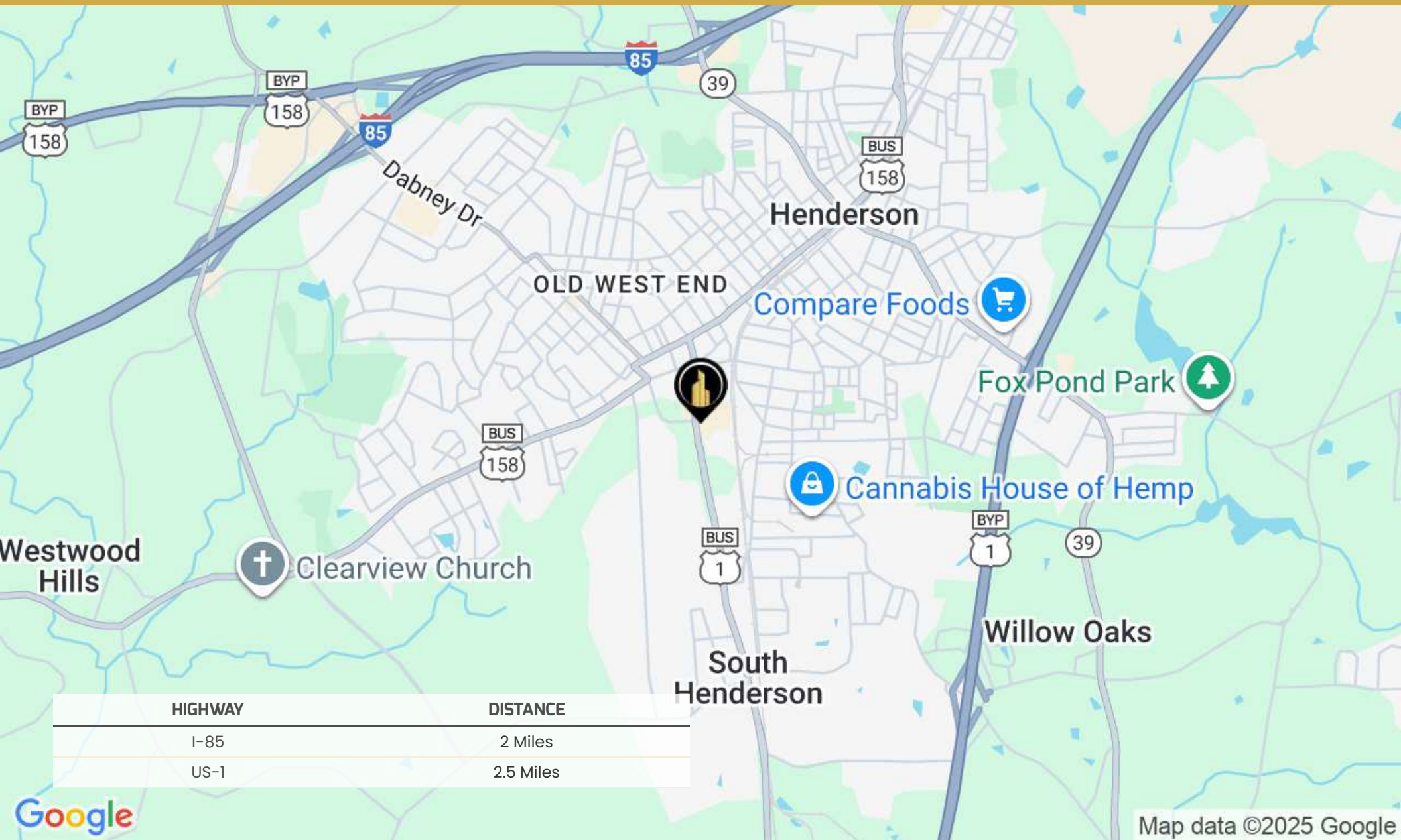
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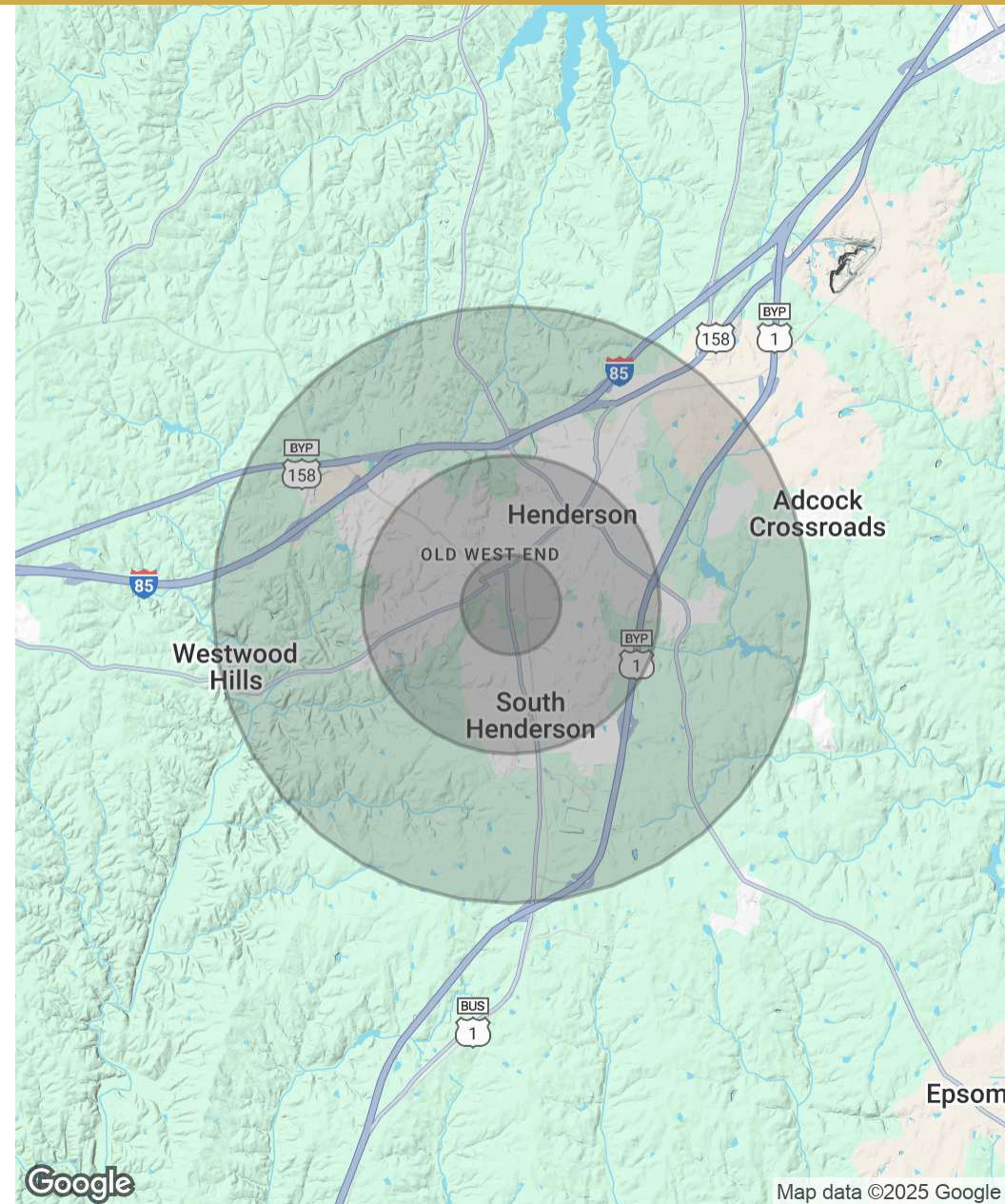
## POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,124	10,971	19,421
Average Age	40	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

## HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	408	4,403	7,901
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$70,044	\$61,089	\$60,508
Average House Value	\$132,517	\$130,220	\$145,383

Demographics data derived from AlphaMap



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