

FREEMAN

COMMERCIAL REAL ESTATE



NEIGHBORHOOD CENTER FOR LEASE
1,600-8,450 SF & 21,000 SF ANCHOR UNIT AVAILABLE
413 S 2nd AVE. | MAYODAN, NC 27027

WILL NASON
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PROPERTY SUMMARY

AVAILABLE SF: Suite 411: 21,000 SF - \$7.00/PSF NNN (Anchor Unit, includes 4 loading docks)
 Suite 413: 8,450 SF - \$7.00/PSF NNN
 Suite 421: 1,600 SF - \$10.00/PSF NNN

TOTAL LAND AREA: 4.85 +/- AC

TOTAL CENTER SF: 46,080 +/- SF

PARKING: 230 spaces

ZONING: C2/MY (General Business/Commercial)

HIGHLIGHTS

- Possible uses: Retail, Office, Restaurant, Medical, Fitness
- Recent upgrade to LED in Common Areas
- Turnkey anchor unit includes 4 loading docks
- Traffic Count 2nd Avenue: 10,766 VPD



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	7,295	12,453	19,844
HOUSEHOLDS	3,367	5,473	8,603
MEDIAN AGE	49	48.5	48.1
AVG. HH INCOME	\$65,662	\$69,481	\$71,738

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