



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

**WILL NASON**  
O: 336-768-4410  
[will@freemancommercial.com](mailto:will@freemancommercial.com)

## 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

**Will Nason**  
 M: 336-816-8230  
 will@freemancommercial.com

