



NEIGHBORHOOD CENTER FOR SALE

46,080 +/- SF AVAILABLE

413 S 2nd AVE. | MAYODAN, NC 27027

WILL NASON

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PROPERTY SUMMARY

TOTAL CENTER SF: 46,080 +/- SF
 TOTAL LAND AREA: 4.85 +/- AC
 PARKING: 230 spaces
 ZONING: C2/MY (General Business/Commercial)
 SALE PRICE: \$1,800,000 (\$39/PSF)

HIGHLIGHTS

- Large Footprint: 46,080+/- SF of flexible retail, office, and mixed-use space.
- Ideal for retail, medical, grocery, or service-oriented businesses.
- High Visibility: Prominent location with significant road frontage & easy access to main thoroughfares.
- Ample parking: Spacious on-site parking available for tenants & customers
- Proximity to Residential Areas: Close to established residential neighborhoods, ensuring consistent foot traffic.
- Turnkey anchor unit includes 4 loading docks
- Recent upgrade to LED in Common Areas
- Possible rezoning industrial use



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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ANCHOR UNIT WITH DOCK

FOR SALE



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