

FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

39,087 +/- SF ANCHOR UNIT AVAILABLE

1418 NATIONAL HWY. | THOMASVILLE, NC

- + Dominant storefront presence, ample parking, and prominent signage opportunities
- + Steady daily traffic and strong co-tenancy

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LOCATION

ADDRESS	1418 National Hwy.
CITY, STATE, ZIP	Thomasville, NC 27360
COUNTY	Davidson County

PROPERTY INFORMATION

PIN	6789-04-61-4452
TOTAL CENTER SIZE	78,509 +/- SF, 7.68 AC
AVAILABLE SF	39,087 +/- SF
LEASE TYPE	NNN
LEASE RATE	\$8.00/PSF, \$1.93/PSF TICAM

- Former IGA in 78,000 SF shopping center located at the corner of National Highway and Hasty School Road in Davidson County.
- Open floor plan includes shelving, restrooms & break room, and loading dock
- Co-tenants include Workout Anytime, Dollar Tree, US Army, The Gun Shop, Bella's Grill, Tip to Toe & House of Cuts
- Neighboring businesses include: NAPA Auto Parts, Burger King, Sheetz, O'Reilly Auto Parts



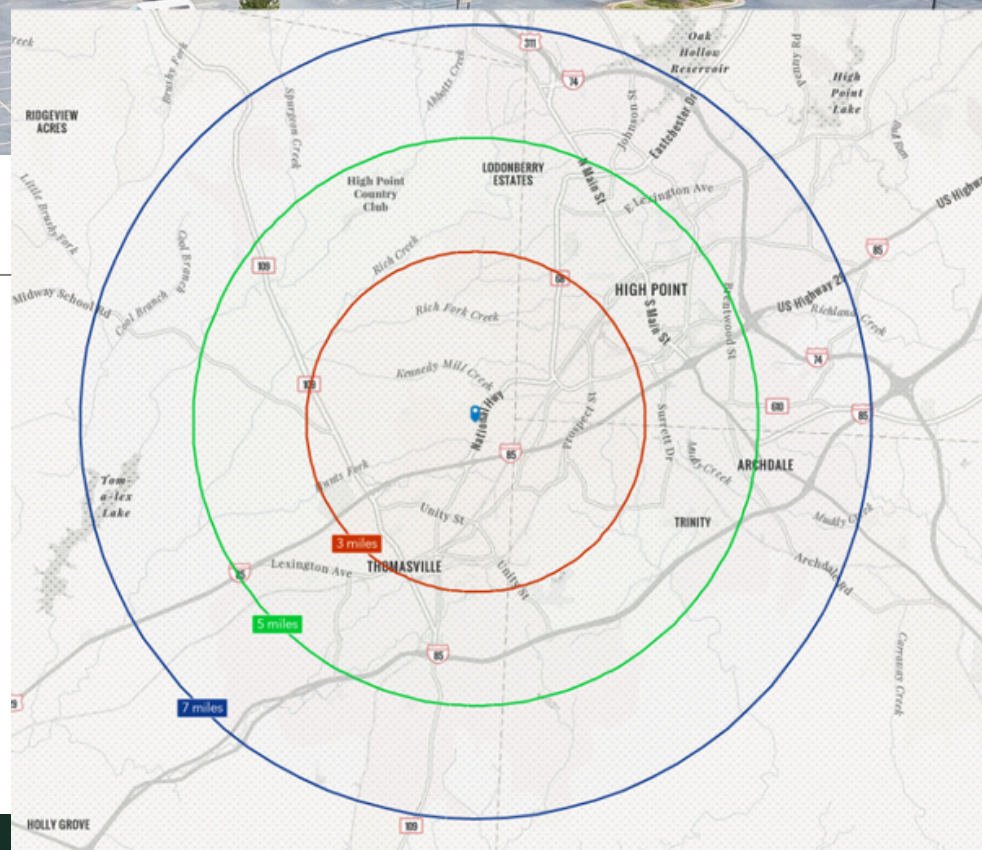
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THOMASVILLE CROSSING



DEMOGRAPHICS

	3 MI.	5 MI.	7 MI.
POPULATION	26,798	76,580	141,035
HOUSEHOLDS	10,741	30,552	56,729
MEDIAN AGE	39.9	39.4	39.7
TOTAL BUSINESSES	1,261	3,887	5,487
TOTAL EMPLOYEES	16,275	49,691	65,669



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