

# FREEMAN | COMMERCIAL REAL ESTATE



FOR LEASE

## NEW CONSTRUCTION RETAIL, SIGNALIZED CORNER

HIGH TRAFFIC COTTON GROVE RD. | LEXINGTON, NC



CHARLIE FREEMAN & SHAWN O'NEILL

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## LOCATION

<b>ADDRESS</b>	1201 Cotton Grove Rd., Ste B
<b>CITY, STATE, ZIP</b>	Lexington, NC 27292
<b>COUNTY</b>	Davidson County

## PROPERTY INFORMATION

<b>PIN</b>	6724-02-55-6252
<b>ZONING</b>	Commercial
<b>LOT SIZE</b>	.42 +/- AC
<b>AVAILABLE SF</b>	1,340 +/- SF
<b>LEASE TYPE</b>	NNN
<b>LEASE RATE</b>	\$25.00/psf

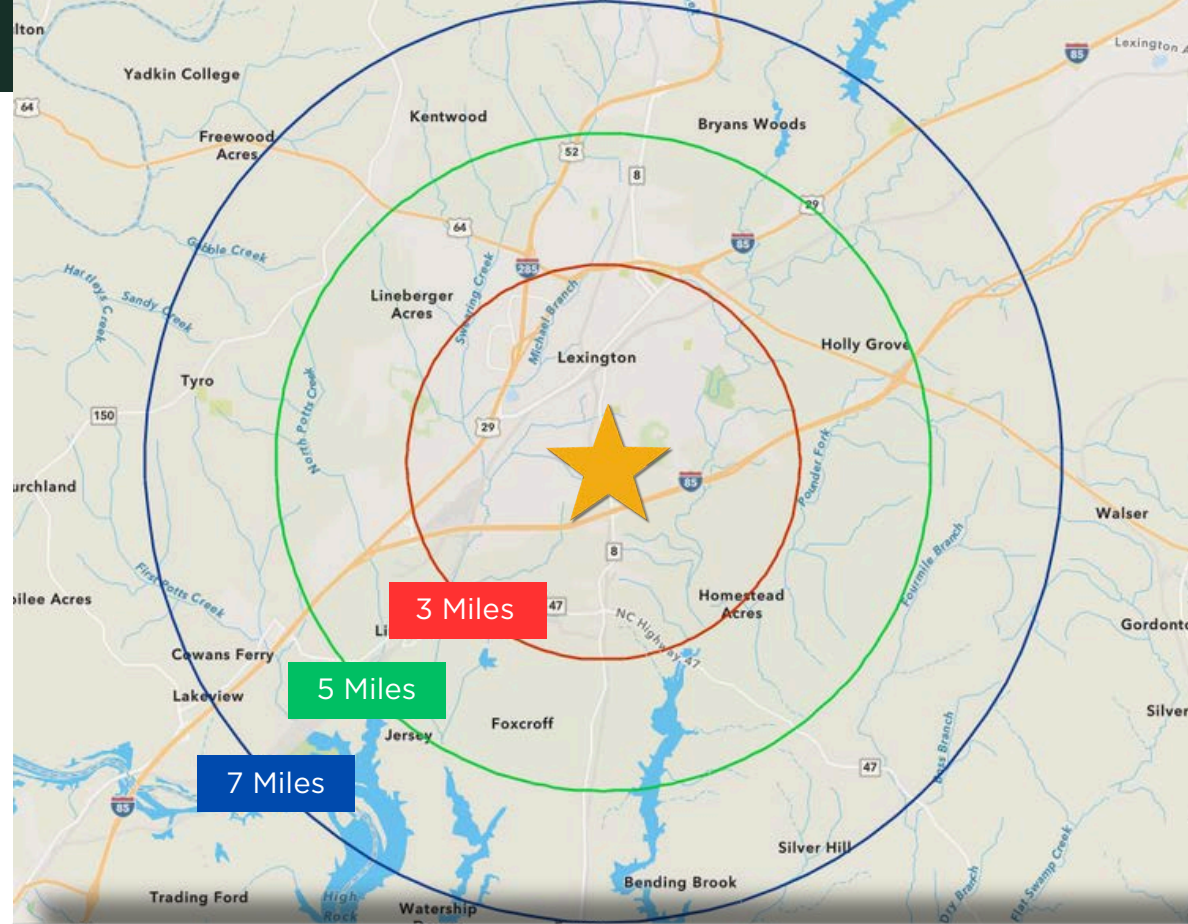
- + Modern new construction with excellent visibility and accessibility
- + Well positioned among national retailers including Walmart and Lowe's
- + Conveniently located just one mile from I-85 offering strong local and regional connectivity
- + **NO VAPE/SMOKE SHOPS PERMITTED**

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## DEMOGRAPHICS



### POPULATION

3 mi. - 20,460  
5 mi. - 38,675  
7 mi. - 55,197



### AVG. HH INCOME

3 mi. - \$66,612  
5 mi. - \$71,280  
7 mi. - \$77,280



### TOTAL BUSINESSES

3 mi. - 1,169  
5 mi. - 1,576  
7 mi. - 10,224



### TOTAL EMPLOYEES

3 mi. - 46,513  
5 mi. - 136,659  
7 mi. - 166,430

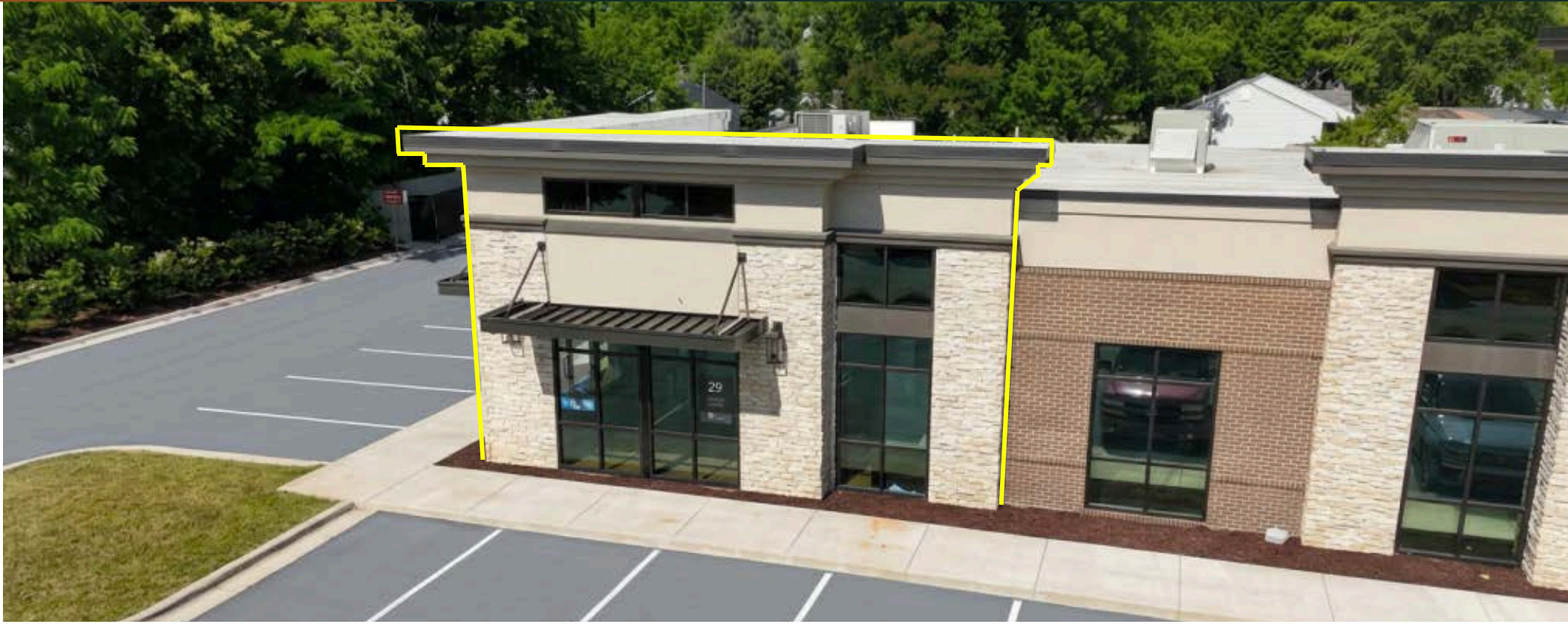
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