

PAD SITE REDEVELOPMENT

9 & 11 Plaza Pkwy, Lexington, NC 27292

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Interstate 85 frontage retail redevelopment in front of Belk anchored power center



PROPERTY HIGHLIGHTS

- Spectacular interstate visibility from north and southbound I-85 traffic
- Next to brand new Chick-Fil-A and additional QSRs to be announced
- Free standing and inline opportunities available
- Vibrant interstate interchange with strong national retail and restaurant concentration
- Over 375 feet of interstate facing frontage
- Traffic Counts: I-85 -60,000 AADT, Cotton Grove Rd- 21,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population Density	1,263	15,693	36,654
2018 Daytime Employment	1,443	9,273	18,291
2018 Median HH Income	\$35,074	\$35,906	\$38,374

EXCLUSIVE AGENT(S)

DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455

MATT HENRY • matt.henry@tscg.com • 704.335.5455

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Available	3,500 SF
B	Available	3,600 SF
C	Available	2,880 SF

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