



RETAIL PROPERTY FOR LEASE

AHOSKIE COMMONS

1474 MEMORIAL DRIVE EAST, AHOSKIE, NC 27910



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,360 - 21,733 SF
Lease Rate:	Negotiable
Building Size:	193,427 SF
Traffic Counts:	18,000 VPD

PROPERTY OVERVIEW

Anchored by Food Lion, Belk, Ollie's, and Tractor Supply, Ahoskie Commons is the dominant shopping center servicing four counties in the surrounding Northeastern NC region. The strong national anchors and diverse retailer tenant mix draws customers from a 20-30 mile radius.

PROPERTY HIGHLIGHTS

- 21,733 sf anchor space available between Tractor Supply and Ollie's.
- Newly renovated Food Lion boasting strong sales.
- Excellent visibility and accessibility along Memorial Drive (18,000 VPD), Ahoskie's main retail corridor.

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	214	3,648	7,300
Total Population:	584	9,906	19,784
Average HH Income:	\$49,836	\$48,222	\$44,521

TENANTS

2A	Tractor Supply	21,434	18	AVAILABLE	1,400	34	US Cellular	2,590
2B	AVAILABLE	21,733	20	AVAILABLE	2,800	38	AVAILABLE	3,500
3	Ollie's Bargain	32,000	22	Little Panda	1,400	42	Food Lion	34,000
4	AVAILABLE	2,800	24	Enterprise	1,500	44	Internet Cafe	1,400
6	AVAILABLE	1,360	26	Le Nails	1,400	48	HWY 55 Burgers	2,800
12	Aaron's	7,040	28	Subway	1,400			
14	Belk	43,200	30	H&R BLOCK	1,400			
16	Cato Fashions	7,000	32	AVAILABLE	1,400			



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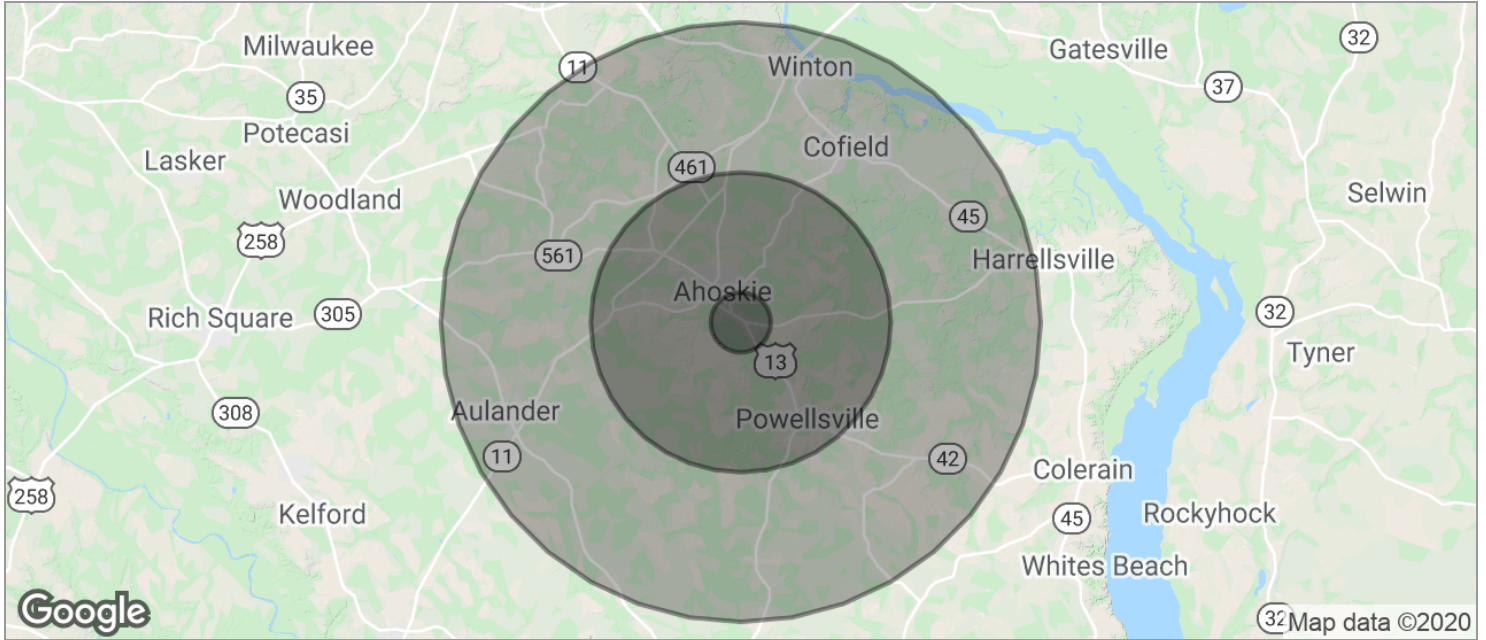
ADDITIONAL PHOTOS



AHOSKIE COMMONS

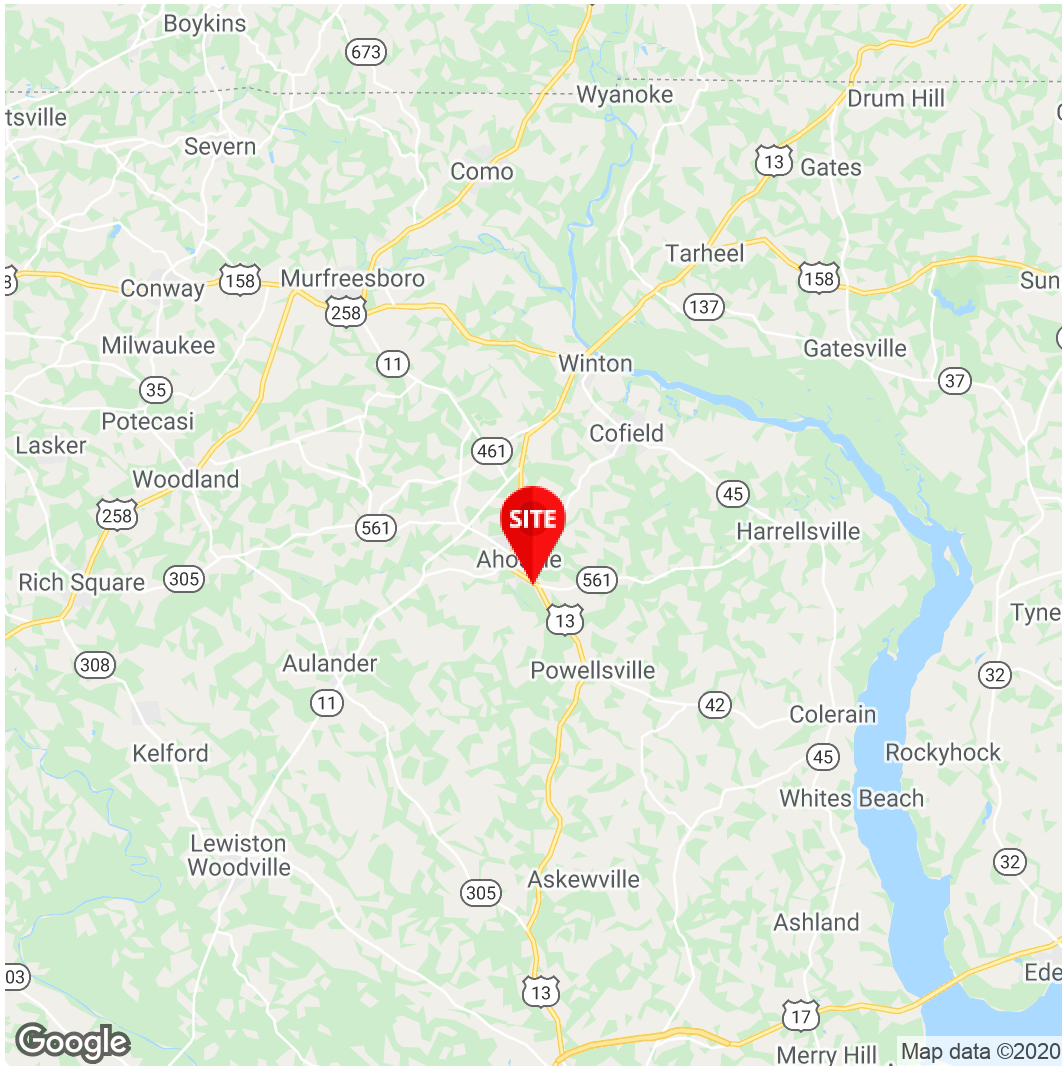
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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	584	9,906	19,784
MEDIAN AGE	36.9	37.4	39.4
MEDIAN AGE (MALE)	33.3	33.8	36.3
MEDIAN AGE (FEMALE)	39.6	40.1	42.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	214	3,648	7,300
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$49,836	\$48,222	\$44,521
AVERAGE HOUSE VALUE	\$86,892	\$86,509	\$87,530

* Demographic data derived from 2010 US Census



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