



RETAIL PROPERTY FOR LEASE

FORMER DOLLAR GENERAL

203 N. MAIN ST., BROADWAY, NC 27505



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	8,118 SF
Lease Rate:	\$7.00 SF/yr (\$1.28 NNN)
Traffic Count:	6,500 VPD
Year Built:	2003
Building Size:	8,118 SF
Sublease Expires:	7/31/2020
Parking Spaces:	36
Zoning:	HC-Highway Commercial District

PROPERTY HIGHLIGHTS

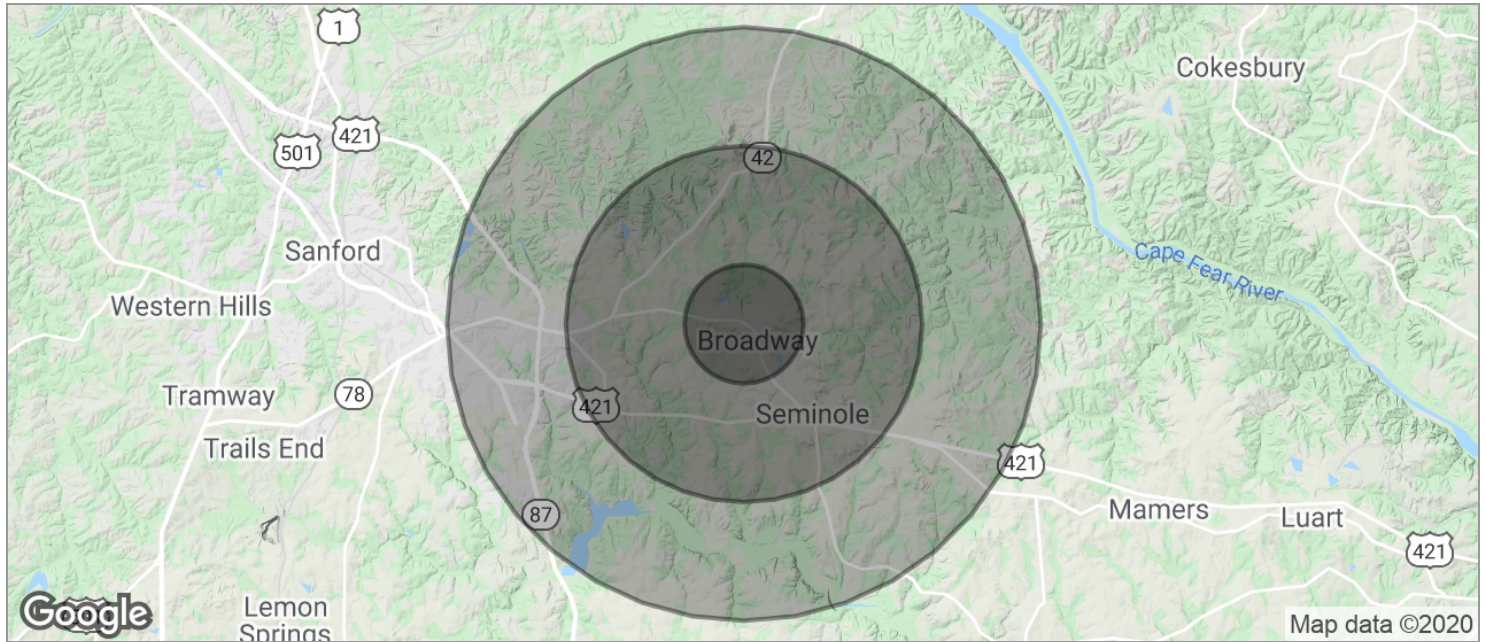
- Located on North Main St in Broadway, NC
- Freestanding building near Piggly Wiggly

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	112	3,851	21,450
Total Population:	297	10,208	57,335
Average HH Income:	\$57,816	\$53,808	\$49,228

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DEMOGRAPHICS MAP



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	297	10,208	57,335
MEDIAN AGE	38.7	37.4	35.5
MEDIAN AGE (MALE)	35.6	35.3	34.3
MEDIAN AGE (FEMALE)	42.2	39.8	36.7
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	112	3,851	21,450
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$57,816	\$53,808	\$49,228
AVERAGE HOUSE VALUE	\$126,845	\$156,498	\$151,279

* Demographic data derived from 2010 US Census



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