



RETAIL PROPERTY FOR LEASE

FORMER DOLLAR GENERAL

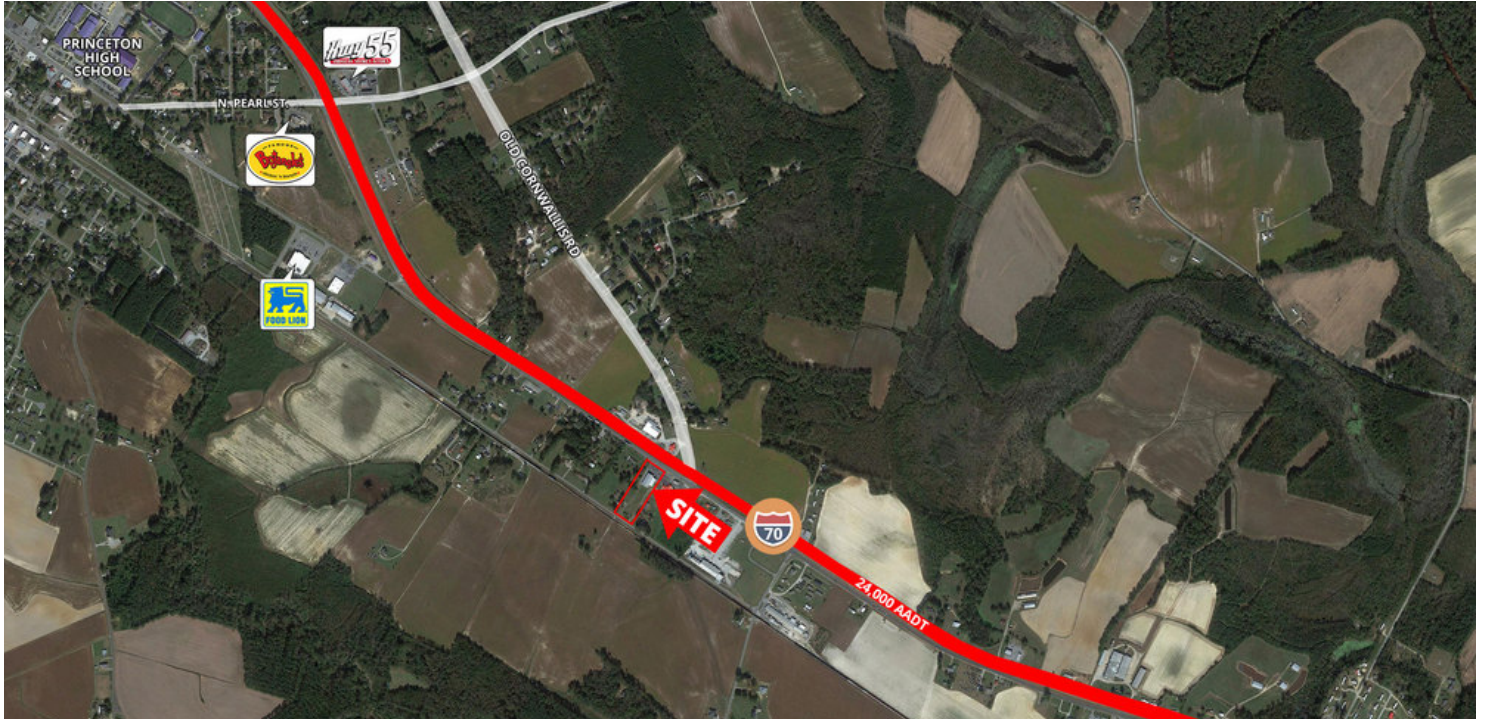
9576 US HWY 70 E, PRINCETON, NC 27569



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	7,284 SF
Lease Rate:	\$5.00 SF/yr (\$2.46 NNN)
Lot Size:	1.18 Acres
Year Built:	1999
Building Size:	7,284 SF
Zoning:	C-3 Highway Commercial
Sublease Expires:	7/31/2020
Parking Spaces:	20

PROPERTY OVERVIEW

Former Dollar General building with 8500 SF available, secondary tenant occupied with ABC Liquor locate directly off of US Hwy 70 E.

PROPERTY HIGHLIGHTS

- Zoned Hwy Commercial
- 25,000 VPD
- US Hwy 70 connects to I-40, south of Raleigh

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	150	3,879	18,902
Total Population:	457	11,687	53,224
Average HH Income:	\$51,565	\$51,728	\$53,662



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