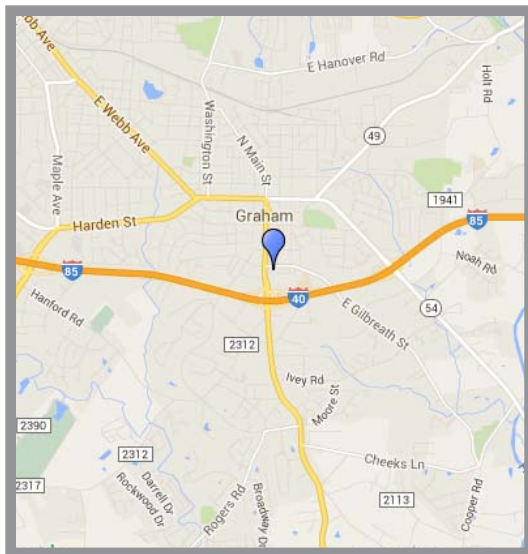




**FOR LEASE
GRAHAM, NC**

412 S. Main Street

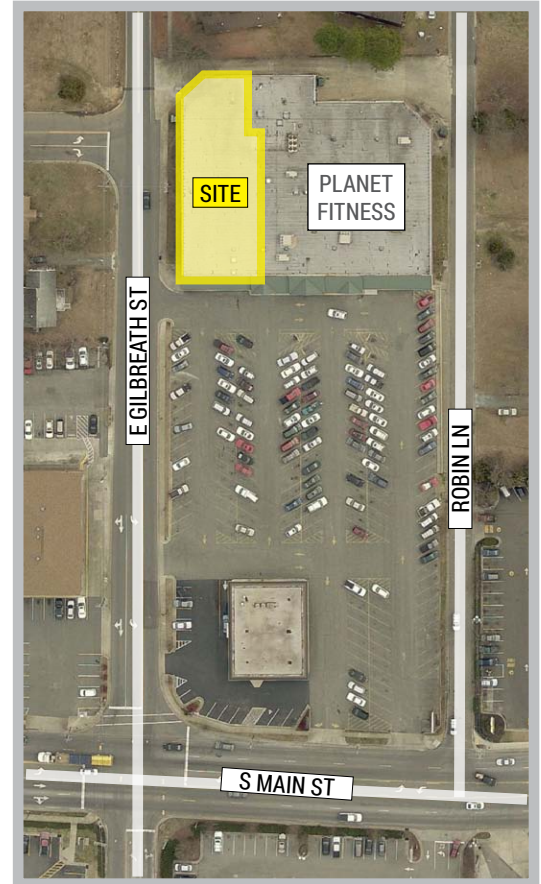
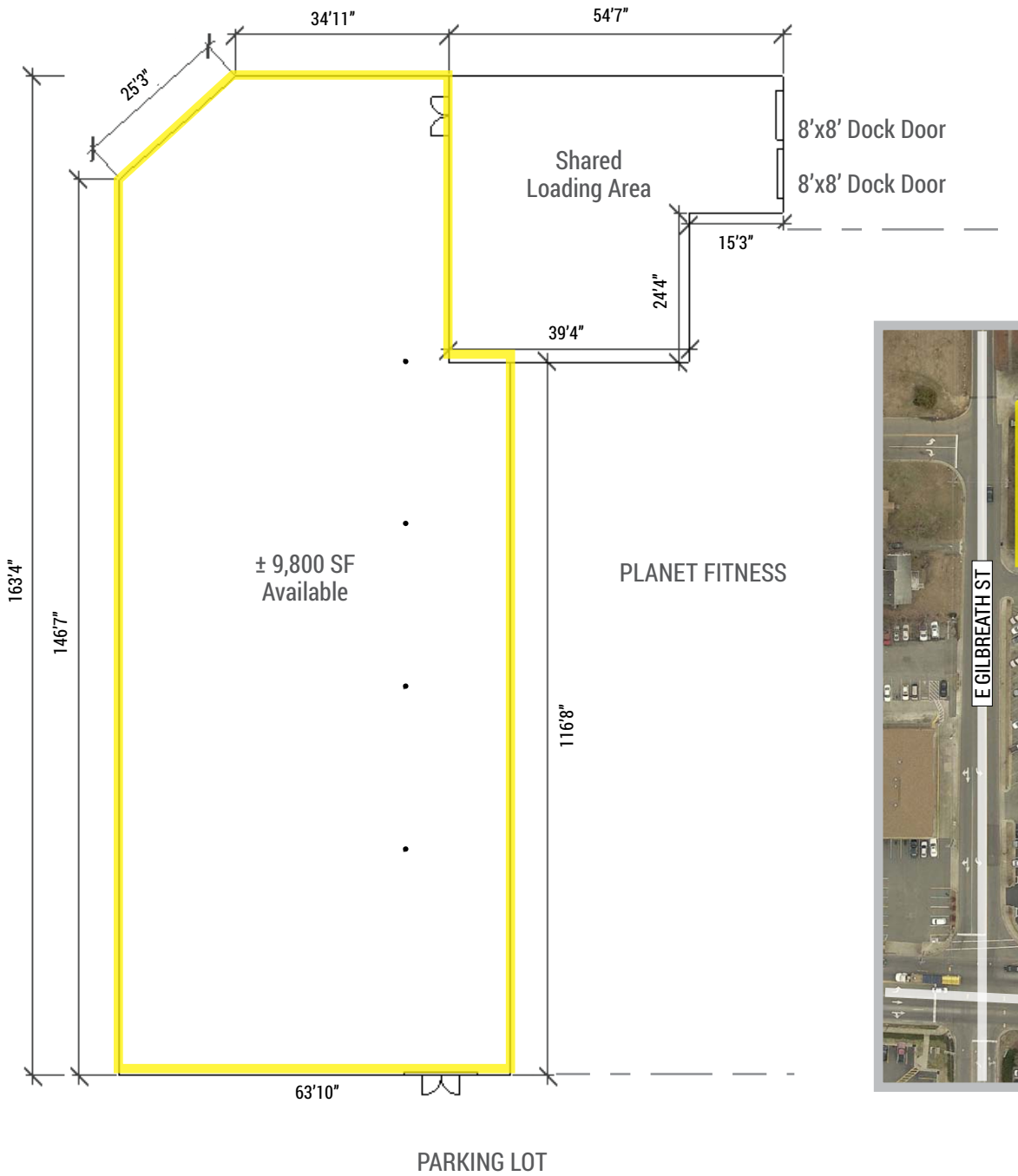
Large retail space next to Planet Fitness. High-traffic area just off I-40/I-85 and close to central Graham.



| | |
|-----------------|---|
| LOCATION | 412 S. Main St. Graham, NC 27253 |
| SPACE AVAILABLE | ± 9,800 SF (cold dark shell condition) |
| LEASE RATE | Negotiable |
| ZONING | General Business District (B-2), City of Graham |
| TRAFFIC COUNT | <ul style="list-style-type: none"> • 22,000 Vehicles per Day (S. Main St.)* • 4,800 Vehicles per Day (E. Gilbreath St.)* • 117,000 Vehicles per Day (I-85)* <i>* 2015 NC DOT</i> |
| FEATURES | <ul style="list-style-type: none"> • Large shared loading dock area with two 8'x8' doors • 3-phase electric, fire system and wet sprinkler in place • Ceiling heights from 15'10" to 18'5" • Parking ratio 5/1000 • Located next to Planet Fitness in updated center |

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 CAREY GREENE | Office: 919.287.2135 | Mobile: 919.949.5672 | cgreene@realestateassoc.com

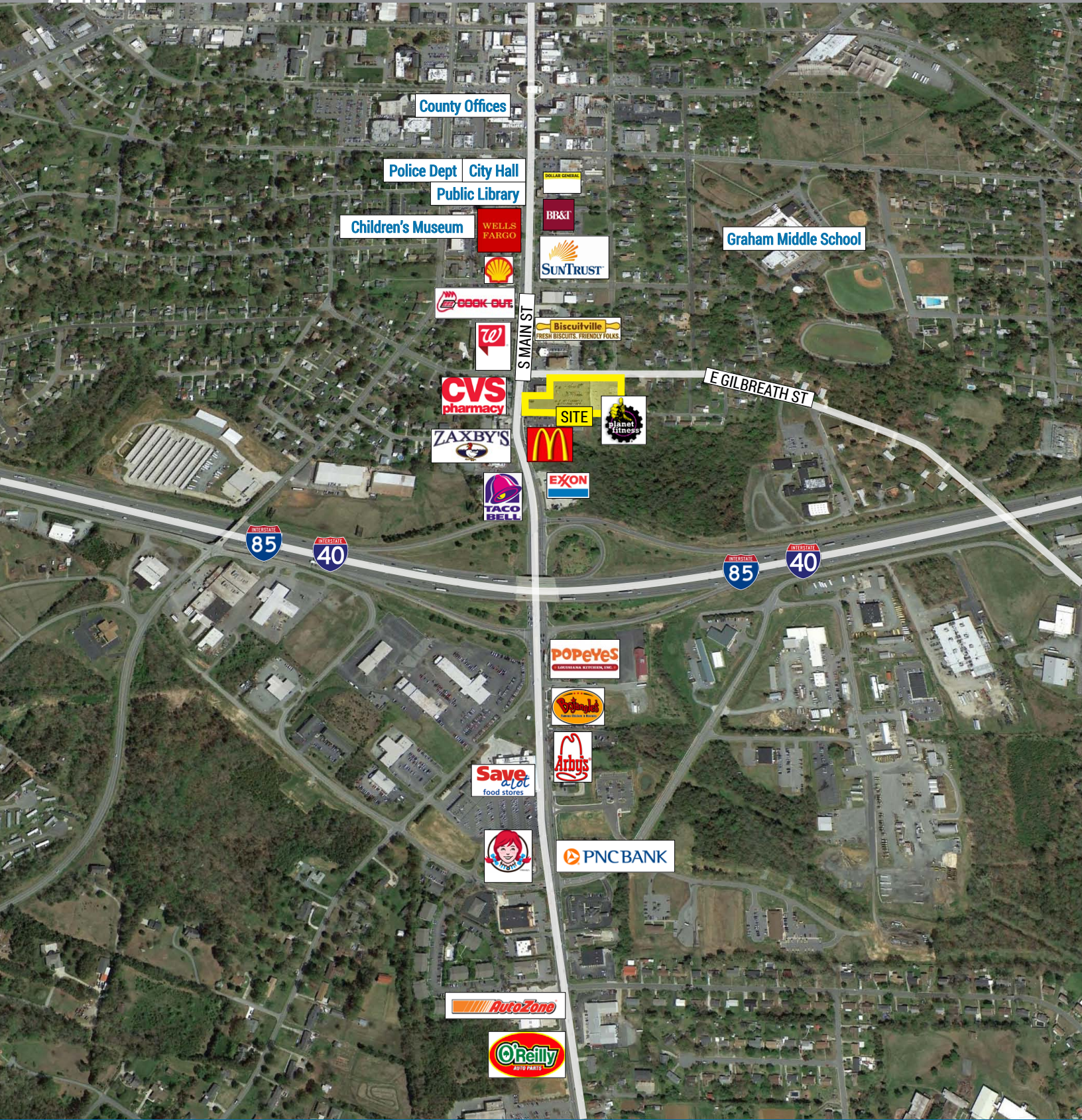
BUILDING LAYOUT



2016 DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| POPULATION | 5,751 | 39,198 | 78,877 |
| NUMBER OF HOUSEHOLDS | 2,425 | 15,334 | 31,664 |
| AVERAGE HOUSEHOLD INCOME | \$46,342 | \$46,798 | \$51,847 |

AERIAL



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