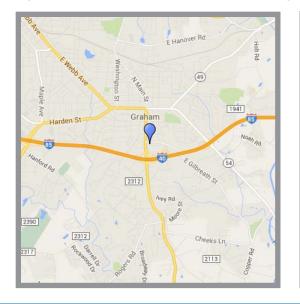


412 S. Main Street

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	 22,000 Vehicles per Day (S. Main St.)* 4,800 Vehicles per Day (E. Gilbreath St.)* 117,000 Vehicles per Day (I-85)* * 2015 NC DOT 		
FEATURES	 Large shared loading dock area with two 8'x8' doors 3-phase electric, fire system and wet sprinker 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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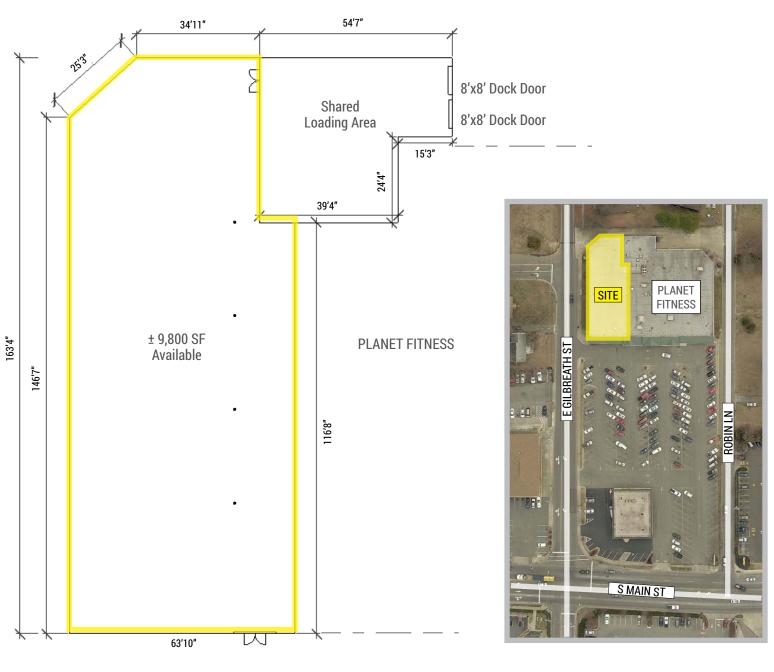


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BUILDING LAYOUT



PARKING LOT

2016 DEMOGRAPHICS

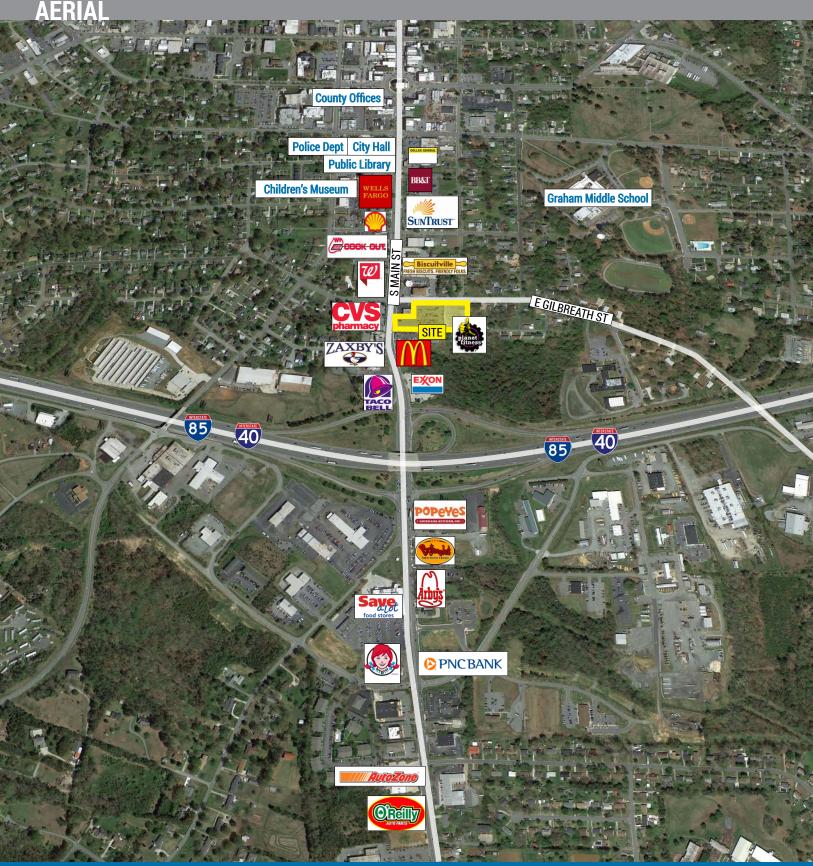
	1 MILE	3 MILES	5 MILES
POPULATION	5,751	39,198	78,877
NUMBER OF HOUSEHOLDS	2,425	15,334	31,664
AVERAGE HOUSEHOLD INCOME	\$46,342	\$46,798	\$51,847



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