

FOR LEASE: FRANKLIN, NC NEW DEVELOPMENT OPPORTUNITY

R
RETAIL

963 GEORGIA ROAD, FRANKLIN, NC 28734

2,000 SF Retail Unit For Lease in Franklin, NC

2,000 SF
\$31.00 / SF NNN
\$5,166.66 / mo.

HIGHLIGHTS

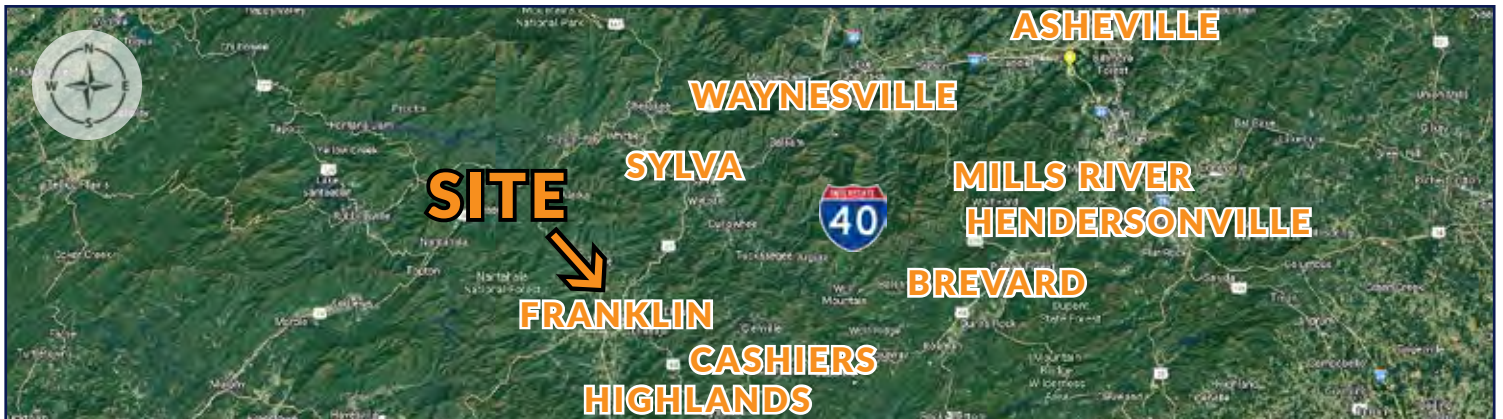
- Large unit in brand-new, 5,500 SF retail center
- Located on high-traffic Georgia Road, southern gateway thoroughfare into Franklin, NC
- 2,000 SF warm shell unit in a 2-unit building
- Immediate neighbors include McDonald's, Bojangles, Pizza Hut, Lowe's, Walgreens, Shell, Autozone, and numerous professional and service businesses
- Estimated CAM \$3.50 / SF
- TI allowance available per term and credit of lease
- Anticipated delivery in 2019



This location is near much of Franklin's prime retail activity

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	694	10,730	19,535
Households	301	4,554	8,342
	Average	Median	Macon County Average
HH Income	\$ 44,149	\$ 26,923	\$ 39,593



MLS: 3439788

Catylist: 30337668

Loopnet: 13938070

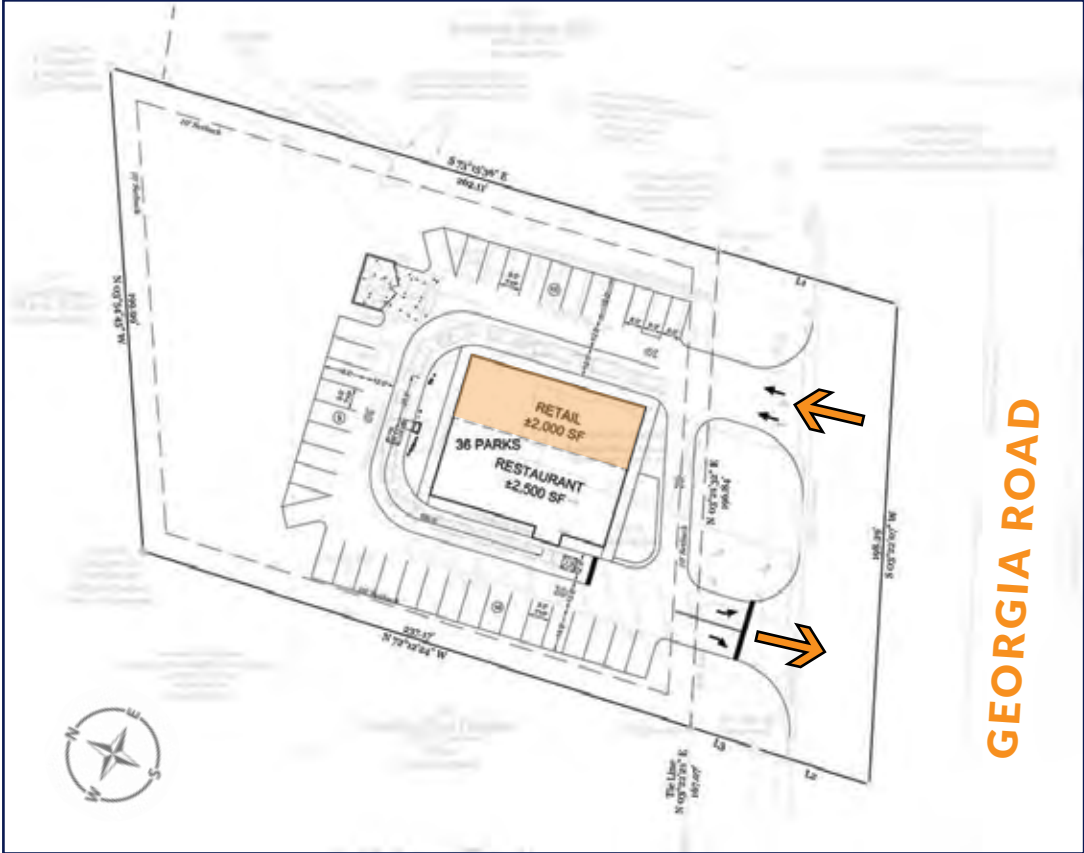
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Site plan for 963 Georgia Road



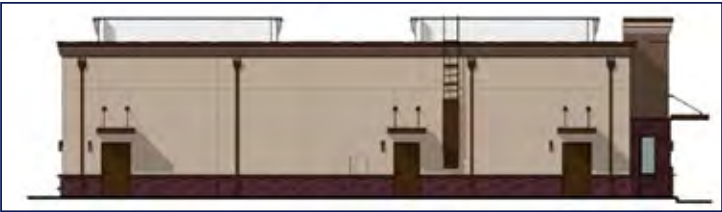
In addition to proximity to major retail, 963 Georgia Road is also close to the US23 / US64 on-ramp

DIRECTIONS

- FROM US64:**
- Take exit for US HWY 441 "Business" South / Georgia Road
 - Proceed South
 - After 0.4 miles, just past Bojangles, property will be on right



FRONT



REAR

Architectural rendering of build style



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*All maps, aerials, illustrations, and measurements are approximated.