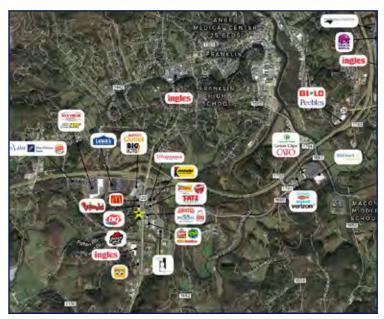


FOR LEASE: FRANKLIN, NC NEW DEVELOPMENT OPPORTUNITY

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.



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

HIGHLIGHTS

- Large unit in brand-new, 5,500 SF retail center
- Located on high-traffic Georgia Road, southern gateway thoroughfare into Franklin, NC

R

RETAIL

- 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

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

Loopnet: 13938070

James Harrison 828.279.0090 jharrison@whitneycre.com

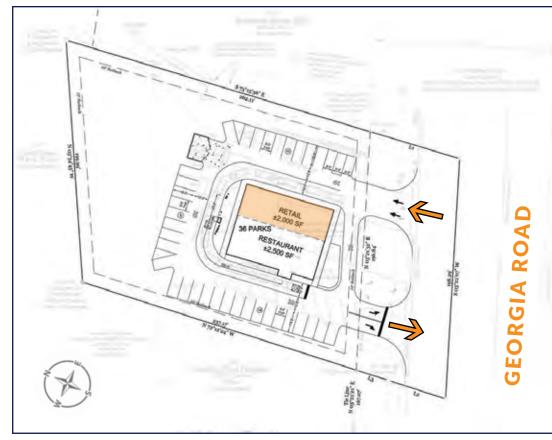
Jason Burk 828.674.2120 jburk@whitneycre.com



(828) 665-9085 WhitneyCRE.com

FOR LEASE: FRANKLIN, NC **NEW DEVELOPMENT OPPORTUNITY**

963 GEORGIA ROAD, FRANKLIN, NC 28734



Site plan for 963 Georgia Road



R

RETAIL

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

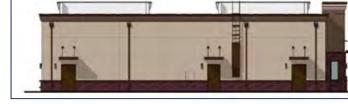
DIRECTIONS

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



Architectural rendering of build style

REAR



James Harrison 828.279.0090 jharrision@whitneycre.com

Jason Burk 828.674.2120 jburk@whitneycre.com



FOR LEASE: 2,000 SF RETAIL \$31.00 / SF NNN Franklin, NC 28734

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

10/3/18

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