

FORMER RITE AID AVAILABLE FOR SUBLEASE

1013 EAST MEMORIAL DR | AHOSKIE, NC 27910



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PROPERTY / LEASE INFORMATION

Modified Gross Rent: \$12.00 / SF
 Total Square Footage : 10,908 SF
 Lease Expiration: 4 / 4 / 2026

PROPERTY DESCRIPTION

Freestanding building at a fully signalized intersection
 56 Parking Spaces
 14.4' drop ceiling height
 Subtenant is responsible for all onsite maintenance expenses

NCDOT TRAFFIC COUNTS (2024)

23,500 VPD on Memorial Dr
 9,600 VPD on Catherine Creek Rd

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	2,416	6,189	8,713
AVERAGE HH INCOME	\$63,707	\$71,202	\$71,886
MEDIAN HH INCOME	\$39,776	\$47,625	\$50,121
BUSINESS ESTABLISHMENTS	263	411	465
DAYTIME EMPLOYMENT	1,896	3,178	3,848



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