

PRIME RETAIL CORRIDOR LAND AVAILABLE

3133 N MAIN STREET | HOPE MILLS, NC 28348



CONTACT Henry Breaux | 704.644.4580
hbreaux@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
WWW.PROVIDENCEGROUP.COM



PRIME RETAIL CORRIDOR LAND AVAILABLE

3133 N MAIN STREET | HOPE MILLS, NC 28348

PROPERTY / LEASE INFORMATION

LEASE RATE: \$75,000 / Yr NNN
 ACREAGE: .96 Acres
 Property Taxes (2022): \$3,581.00

PROPERTY DESCRIPTION

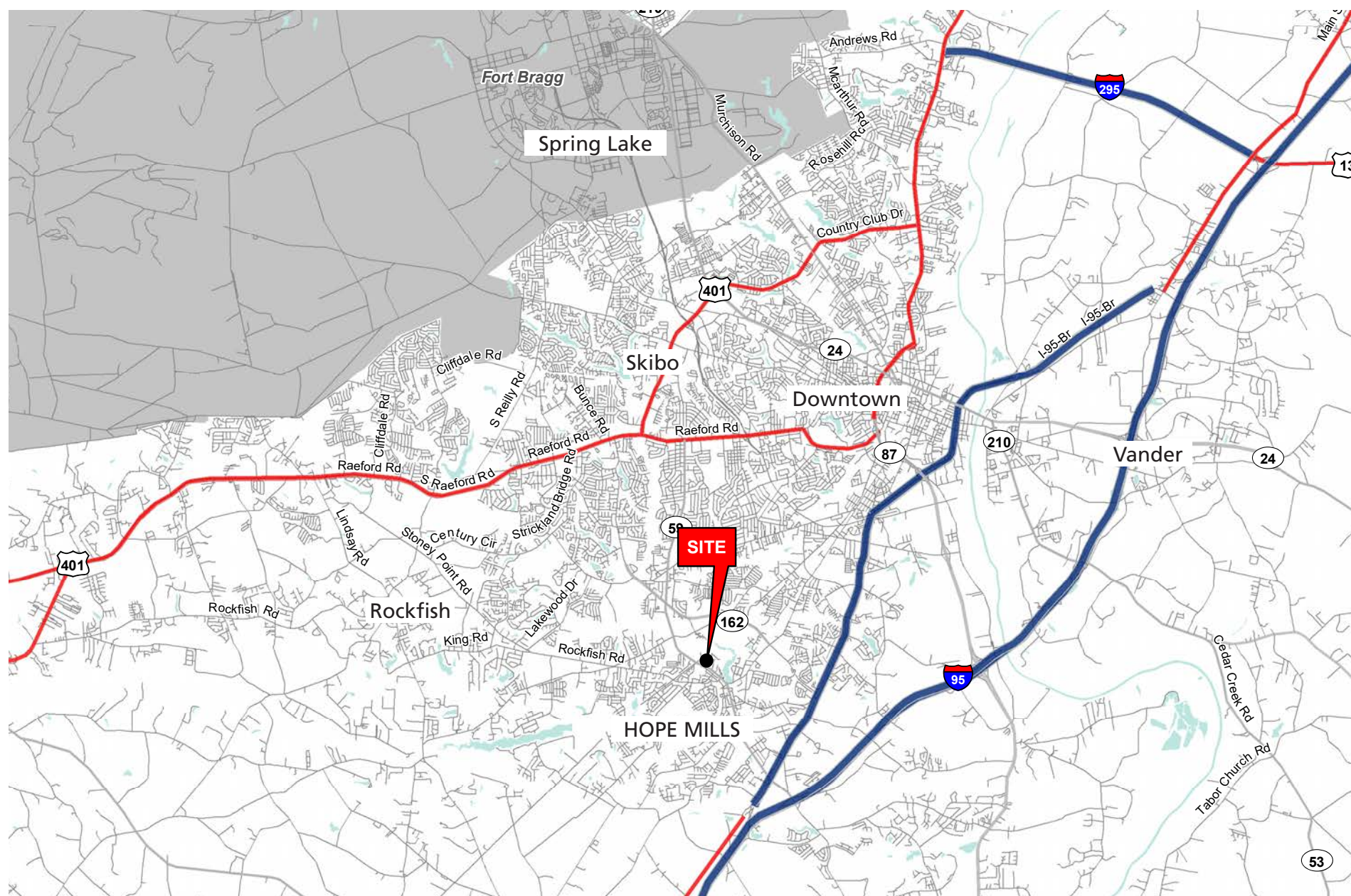
- This prime commercial is available for ground lease or build to suit. The site is located on Hope Mill's prime commercial corridor.

DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	4,756	54,056	109,044
AVERAGE HH INCOME	\$56,340	\$64,053	\$66,022
MEDIAN HH INCOME	\$44,001	\$54,179	\$56,887
BUSINESS ESTABLISHMENTS	328	1,294	3,658
DAYTIME EMPLOYMENT	2,544	11,195	32,480

2022 TRAFFIC COUNTS (NCDOT)

33,000 VPD on Main Street



CONTACT Henry Breaux | 704.644.4580
hbreaux@providencegroup.com

© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

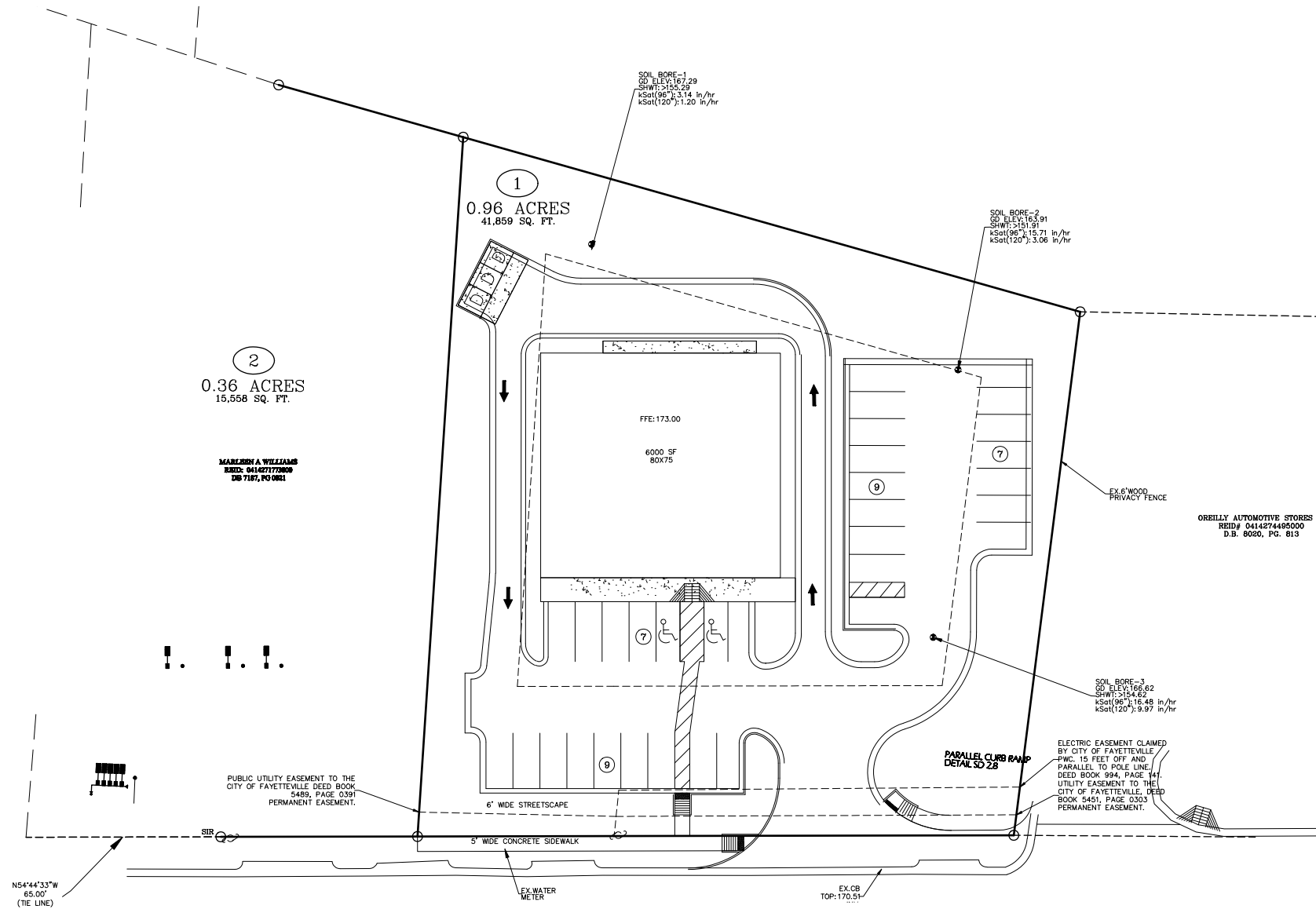
CONCEPTUAL SITE PLAN

PRELIMINARY ZONING INFORMATION	
LOT SIZE	241,288 SF = 5.55 AC
BUILDING SIZE	6000 SF
ZONING	PROPOSED: CPT
EXISTING USE	VACANT LOT
PROPOSED USE	SINGLE USE RETAIL
ACCESS	(1) RIGHT IN / RIGHT OUT DRIVE WAY
REQUIRED BUILDING SETBACKS	FRONT: 20 FEET SIDE: 20 FEET REAR: 20 FEET REAR: 20 FEET
REQUIRED PARKING FOR PROPOSED USE	VEHICULAR: ONE (1) SPACE PER 100 SF OF NET FLOOR AREA = 27 SPACES BIKE: NONE
PROPOSED PARKING	VEHICULAR: 22 SPACES (2 HANDICAP)
DRIVE-THRU STACKING SPACES	REQUIRED: STACKING REQUIREMENT NOT FOUND IN THE TOWN OF HOPE MILLS ZONING ORDINANCE. FURTHER COMMUNICATION WITH THE TOWN REQUIRED TO DETERMINE STACKING REQUIREMENT. PROVIDED: (NONE)
STORMWATER MANAGEMENT	STORMWATER MANAGEMENT FOR THIS SITE MUST BE PROVIDED IN ACCORDANCE WITH THE HOPE MILLS STORMWATER BMP MANUAL.
LANDSCAPE MANUAL	STRICT ADHERENCE TO THE LANDSCAPING REQUIREMENTS IS NOT POSSIBLE ON THIS CONSTRAINED BROW. LANDSCAPING APPROVAL, REQUESTED AS SHOWN HEREON.

PLANTING LEGEND		
○	CANOPY TREE	6 BRANDYWINE MAPLE
●	CANOPY TREE	2 ZELKOVA GREEN BASE
⊕	SHRUB	48 GULFSTREAM NANDINA
⊗	SHRUB	15 VINTAGE JADE DISTYLUM
⊙	SHRUBS	104 DWARF YALPON HOLLY

HAYNS BROS REALTY INC
REID: 04142717288
D.B. 9762, PG. 0894

MARLEEN A WILLIAMS
REID: 04142717288
D.B. 7157, PG. 0891

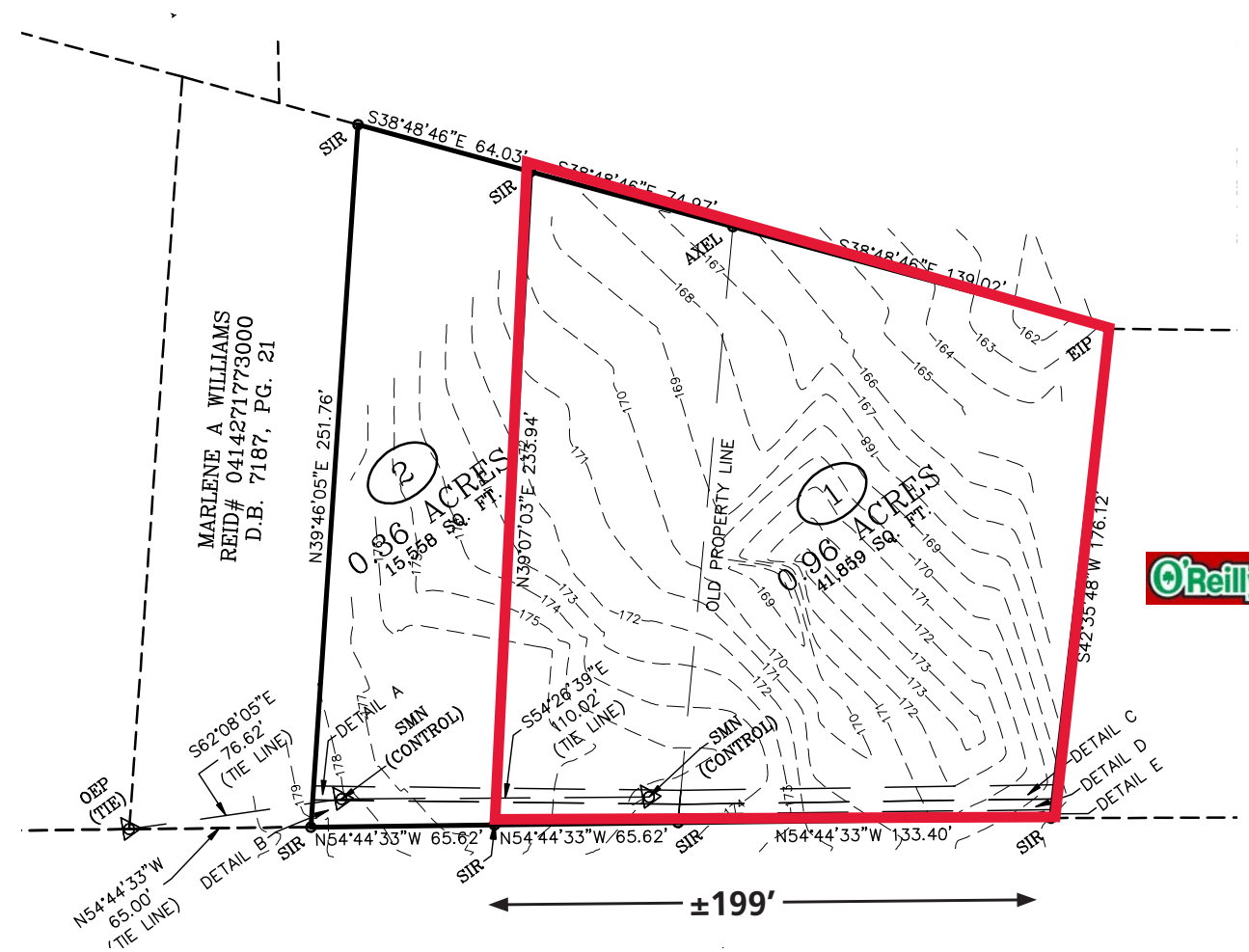


CONTACT

Henry Breaux | 704.644.4580
hbreaux@providencegroup.com

PRIME RETAIL CORRIDOR LAND AVAILABLE

3133 N MAIN STREET | HOPE MILLS, NC 28348



CONTACT Henry Breaux | 704.644.4580
hbreaux@providencegroup.com



CONTACT Henry Breaux | 704.644.4580
 hbreaux@providencegroup.com