

FREESTANDING RETAIL BUILDING AVAILABLE FOR SUBLEASE

3422 US HWY-1 | FRANKLINTON, NC | 27525



CONTACT

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FOR LEASE



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LEASE INFORMATION OVERVIEW

ASKING PRICE:	\$8.50 / SF
PARCEL SIZE:	1.49 AC.
BUILDING SIZE:	10,956 SF
PARKING:	61 SPACES
PROPERTY TAXES:	\$17,630
ZONING:	C-3H

PROPERTY HIGHLIGHTS

This is a freestanding former Walgreens building on an outparcel to a Food Lion anchored shopping center. The lease expires on 6/30/25. This property includes multiple access points as well as 61 parking spaces. This location is highly visible from US Hwy-1 and is located at the main shopping center in Franklinton, NC.

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	2,093	7,298	19,343
AVERAGE HH INCOME	\$65,771	\$63,780	\$73,928
MEDIAN HH INCOME	\$45,618	\$51,498	\$67,076
DAYTIME EMPLOYMENT	469	1,279	3,680
COMBINED POPULATION	2,562	8,577	23,023



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DOLLAR GENERAL

Speedway
Domino's
Domino's
Pizza

FULL ACCESS

17,000 VPD

2,800 VPD

SITE

Advance
Auto Parts

FOOD LION
FAMILY DOLLAR

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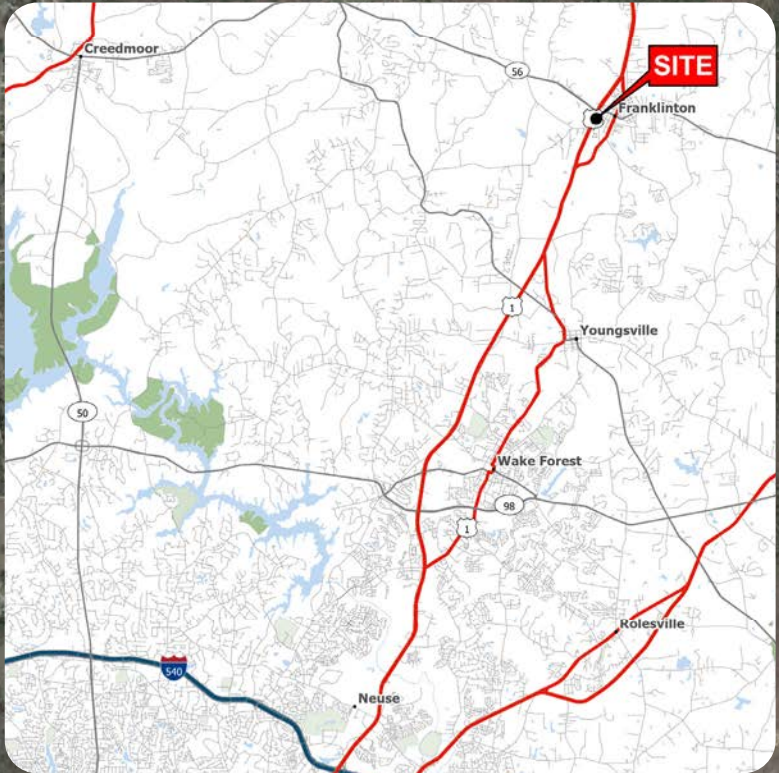
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EXCELLENCE IN RETAIL REAL ESTATE

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XTEAM
RETAIL ADVISORS

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