

FREESTANDING RETAIL BUILDING AVAILABLE FOR SUBLEASE

3422 US HWY-1 | FRANKLINTON, NC | 27525



CONTACT

Henry J. Breaux | 704.644.4580
hbreaux@providencegroup.com

Andrew Tanneberger | 704.315.5250
atanneberger@providencegroup.com

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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 (2024)	1 MILE	3 MILE	5 MILE
POPULATION	2,242	8,652	21,708
AVERAGE HH INCOME	\$81,585	\$85,104	\$105,623
MEDIAN HH INCOME	\$53,122	\$60,524	\$77,926
DAYTIME EMPLOYMENT	468	1,274	3,738
COMBINED POPULATION	2,710	9,926	25,446



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

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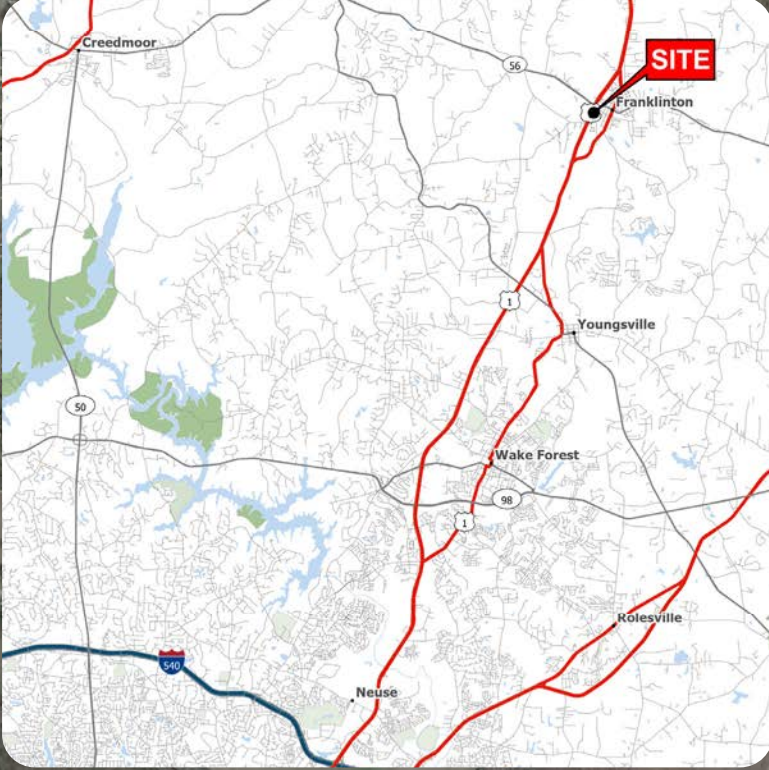


SITE

Advance Auto Parts

FAMILY DOLLAR

SUBWAY **ABC**



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AVAILABLE FOR LEASE **PROUD PARTNER XTEAM RETAIL ADVISORS**