

STREET FRONT RETAIL/OFFICE FOR LEASE

DOWNTOWN ANGIER RETAIL/OFFICE BUILDING

166 North Raleigh Street, Angier, NC 27501



OFFERING SUMMARY

AVAILABLE SF:	1,750 - 3,525 SF
LEASE RATE:	\$14.50 SF/yr (NNN)
LOT SIZE:	0.33 Acres
BUILDING SIZE:	3,525 SF
ZONING:	CG - General Commercial
MARKET:	Angier
SUBMARKET:	Downtown
TRAFFIC COUNT:	22,118

PROPERTY OVERVIEW

The property ideally supports two (2) tenants splitting 3525SF with independent entrances, and highly visible storefront signage. Tenant allowance will be negotiated with creditworthy tenants on lease terms of 5 or more years. The property is ideal for retail, personal services and storefront office uses that appeal to loyal local traffic and residents.

LOCATION OVERVIEW

The property is located on the main downtown corridor of Angier on North Raleigh Street between W Smithfield and W Cutts Streets, two blocks north of the Depot Street intersection. Within walking distance of Carlie C's IGA, Hardee's, US Postal Service, Angier Medical Services, Angier DMV, and Jack Marley Park.

Fuquay Varina and Hwy 42 are barely 10 minutes away with quick access to Clayton. I-540's Hwy 401 exit will be 15 minutes up the road. Campbell University is 15 minutes to the South.

PROPERTY HIGHLIGHTS

- Lease Rate: \$14.50 PF
- Term: 5 Years minimum
- Type: Triple Net (NNN) lease with shared TICAM expenses with other tenant(s). Absolute NNN for single tenant user.
- Delivery: March 15, 2022

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Suite #200
Raleigh, NC 27609

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Retail/Office	\$14.50 SF/yr	NNN	1,750 - 3,525 SF	60+	Allowance to Credit Worthy Tenants
Suite B	Retail/Office	\$14.50 SF/yr	NNN	1,750 - 3,525 SF	60+	Allowance to Credit Worthy Tenants

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RETAIL FOR LEASE

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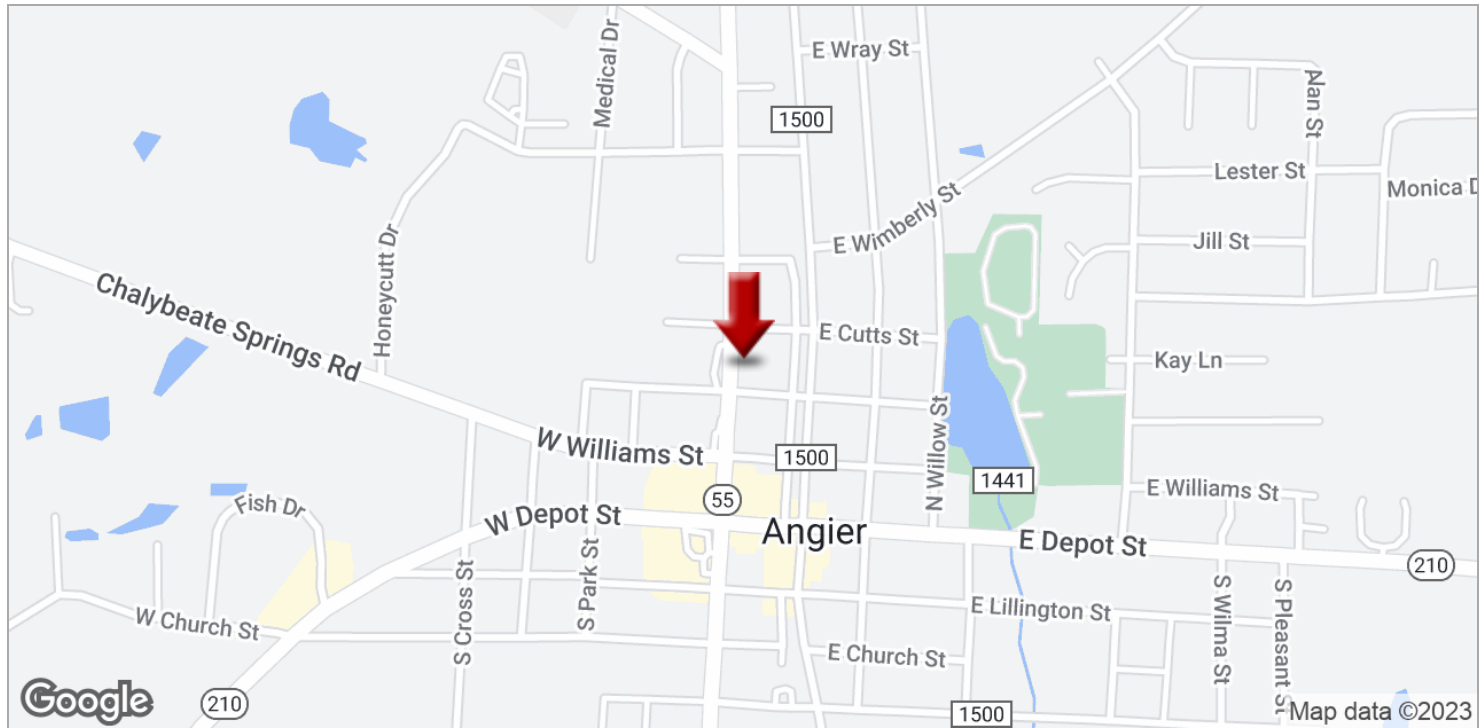
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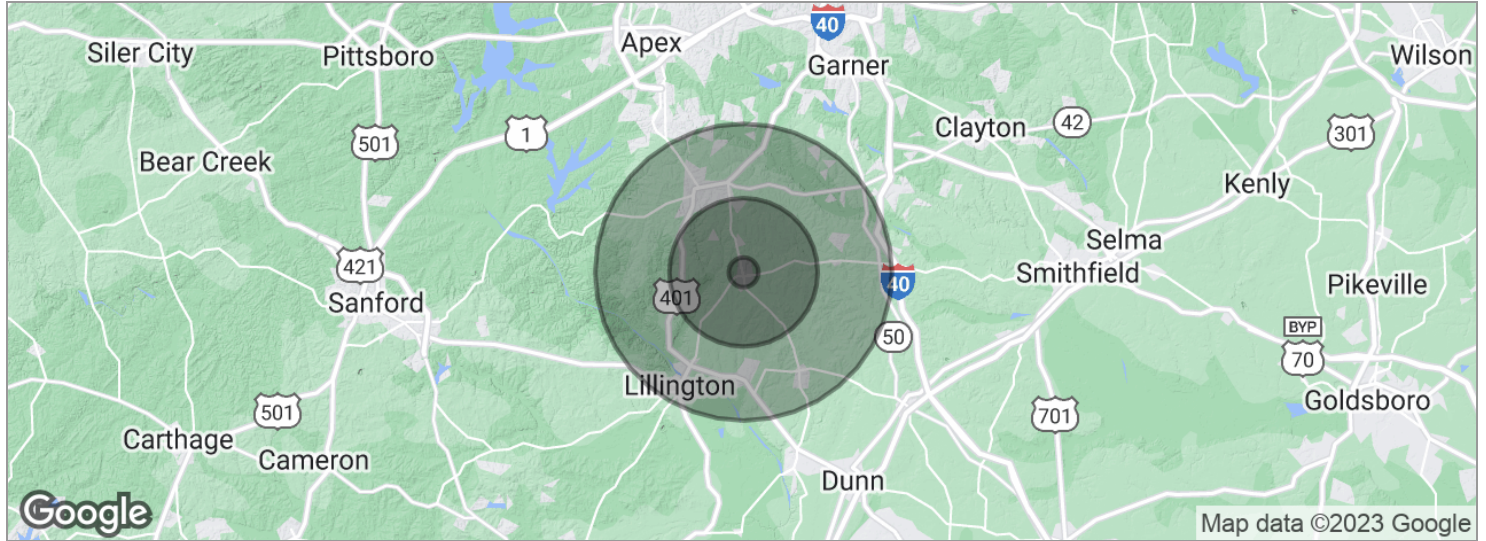
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,427	26,612	106,990
Median age	37.4	36.3	35.3
Median age (male)	37.7	36.1	34.9
Median age (Female)	36.2	36.9	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	630	10,193	38,678
# of persons per HH	2.3	2.6	2.8
Average HH income	\$48,140	\$62,938	\$68,792
Average house value	\$152,585	\$179,382	\$189,997

** Demographic data derived from 2020 ACS - US Census*

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