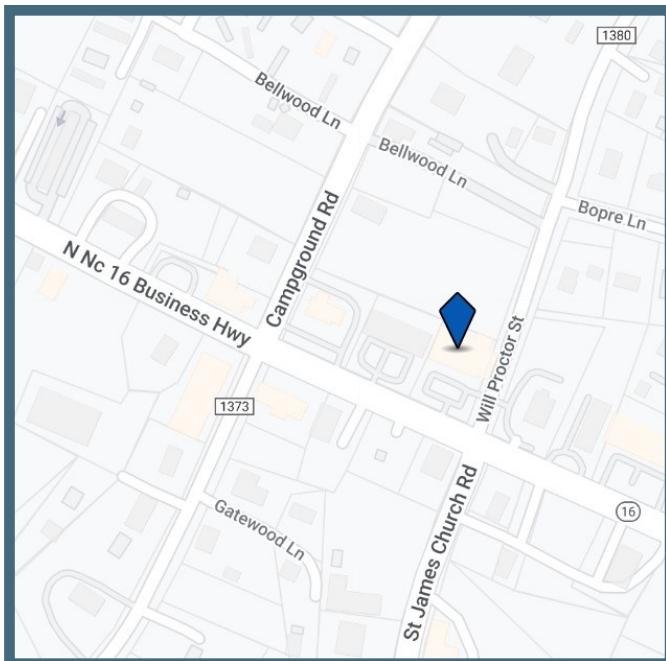




OVERVIEW

Currently available (2) two 1102 SQ FT Suites or Combine for a 2204 SQ FT Suite A+B. Eight (8) Suites Total in small business complex. These rentals are an open blank slate ready to fit your business needs. Walls and ceilings will be painted and there will be vinyl plank flooring installed. Can be leased from 2-4 years. The longer the lease, the less per sq. ft. There is a cam fee of \$1 per sq. ft. per year. Length of lease and some terms are negotiable. Owner pays for water and sewer. NCDOT Traffic Count 13,000 daily. Very visible, with roadside signage as well as suite façade signage. Has very nice stone work façade.

For Lease: 1102 SF ~ Lease \$1280 Each Suite Per Month



HIGHLIGHTS

- Located on highly traveled Business Hwy 16.
- Diverse, Established Retail Mix.
- 13,000 NCDOT Traffic Count.
- Aggressive Lease Rates
- Plenty of Parking
- Growing Population
- Great Visibility
- Easy Entrance & Exit

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**SMALL BUSINESS &
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LAKE CENTER ~ NC Hwy Bus 16, Denver, North Carolina



OTHER SUITES



