

FORMER RITE AID AVAILABLE FOR SUBLEASE

1013 EAST MEMORIAL DR | AHOSKIE, NC 27910



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FOR SUBLEASE



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PROPERTY / LEASE INFORMATION

Modified Gross Rent: \$12.00 / SF
 Total Square Footage : 10,908 SF
 Lease Expiration: 4 / 4 / 2026

PROPERTY DESCRIPTION

Freestanding building at a fully signalized intersection
 56 Parking Spaces
 14.4' drop ceiling height
 Subtenant is responsible for all onsite maintenance expenses

NCDOT TRAFFIC COUNTS (2023)

18,000 VPD on Memorial Dr
 11,500 VPD on Catherine Creek Rd

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	2,406	6,413	8,972
AVERAGE HH INCOME	\$59,496	\$66,795	\$67,351
MEDIAN HH INCOME	\$37,676	\$41,549	\$41,628
BUSINESS ESTABLISHMENTS	259	411	463
DAYTIME EMPLOYMENT	1,871	3,180	3,829



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