FORMER RITE AID AVAILABLE FOR SUBLEASE

1013 EAST MEMORIAL DR | AHOSKIE, NC 27910











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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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While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness.

You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



