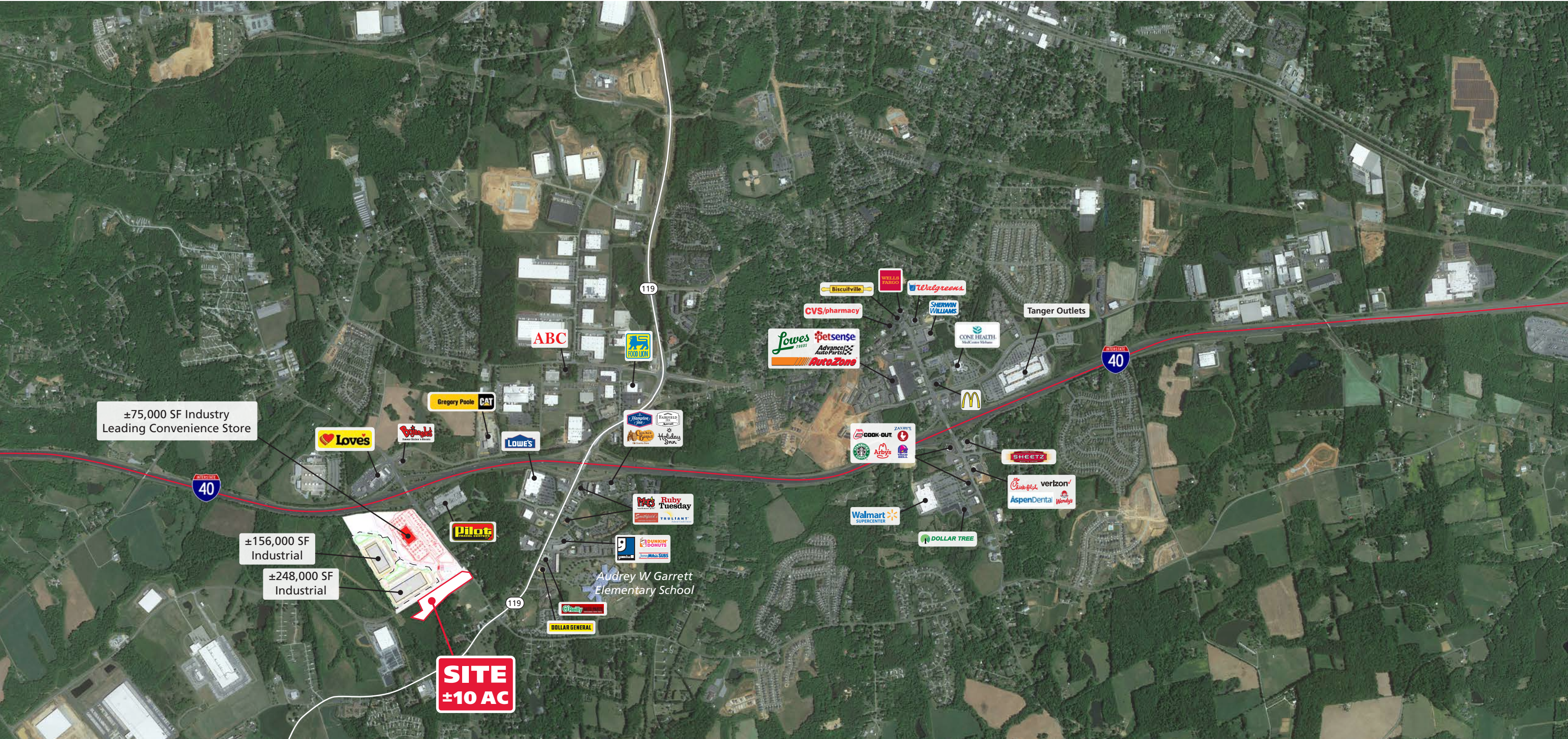


JOIN ±75,000 SF INDUSTRY LEADING CONVENIENCE STORE - MEBANE, NC

TROLLINGWOOD HAWFIELD RD & SENATOR RALPH SCOTT PKWY | MEBANE, NC 27302



JOIN ±75,000 SF INDUSTRY LEADING CONVENIENCE STORE - MEBANE, NC

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PROPERTY INFORMATION

- ±10 acres at the same traffic signal as an Industry leading convenience store as well as brand new 400,000 SF class A industrial facility.
- ±75,000 SF Industry leading convenience store will be the largest location in the country.
- Expected to generate an additional 10,000 cars per day in front of the site.
- Anchor expected to attract over 30,000 visitors per day

PROPERTY HIGHLIGHTS

- Signalized access into the project as well adjacent access from I-85 (105,000 VPD)
- Ideal for fast food, hospitality, service retail and more.

CONTACT

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	3,319	21,058	51,170
AVERAGE HH INCOME	\$83,263	\$87,829	\$83,323
MEDIAN HH INCOME	\$71,104	\$69,530	\$63,852
DAYTIME EMPLOYMENT	187	603	1,454
COMBINED POPULATION	2,423	7,389	14,924



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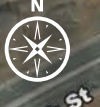




7,800 VPD

Rowland Ln

State Hwy 198



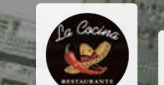
11,500 VPD



17,000 VPD

S 5th St

3,600 VPD



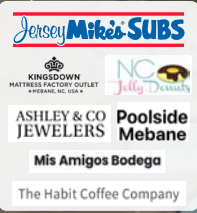
98,500 VPD



Millstead Dr

Bluebird Ln

Hawfields Elementary School Rd



AUDREY W GARRETT ELEMENTARY SCHOOL

HAWFIELDS MIDDLE SCHOOL



Hawfields Crossing Ln

Old Craig Trl

Old Craig Ct

State Rd 2126 Old Hillsborough Rd

MEBANE

NORTH CAROLINA

State Rd 1981

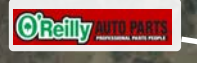
State Hwy 119

19,500 VPD



HAWFIELD'S GENERAL STORE

Eagle's Flight Archery
Traditional, Primitive...and Exciting!



Gregory Poole Ln

Caterpillar Ct

Maple Ln

Dogwood Way

Senor Ralph Scott Pkwy

SITE
±10 AC

NEW
±156,000 SF
Industrial

NEW
±248,000 SF
Industrial

±75,000 SF Industry
Leading Convenience Store

