

BUNN CROSSING

23 NC-98 • Bunn, NC 27508

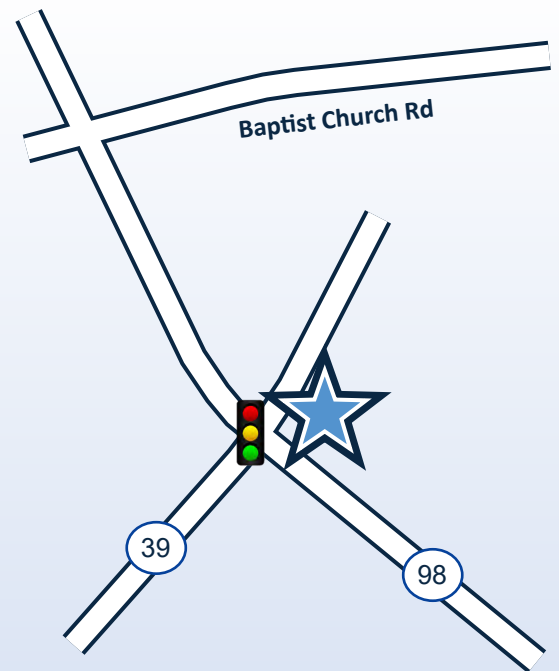
FOR LEASE



Retail Space Available off Highway 98 in Bunn, NC

HIGHLIGHTS

- 2,640 SF (Suite 400/500) Available
- Prominent Visible location at signalized intersection off busy Hwy 98
- Multi-tenant strip retail Center in a great location with walking access from Bunn Community Park & High School
- Building Signage available
- Tenants Include: Dental Care Center, Levy's Soul FoodCafe, Rainbow Garden Restaurant, Papa John's, Tobacco Shop & SECU Bank ATM
- Lease Rate: \$19.00



Gregg Marks

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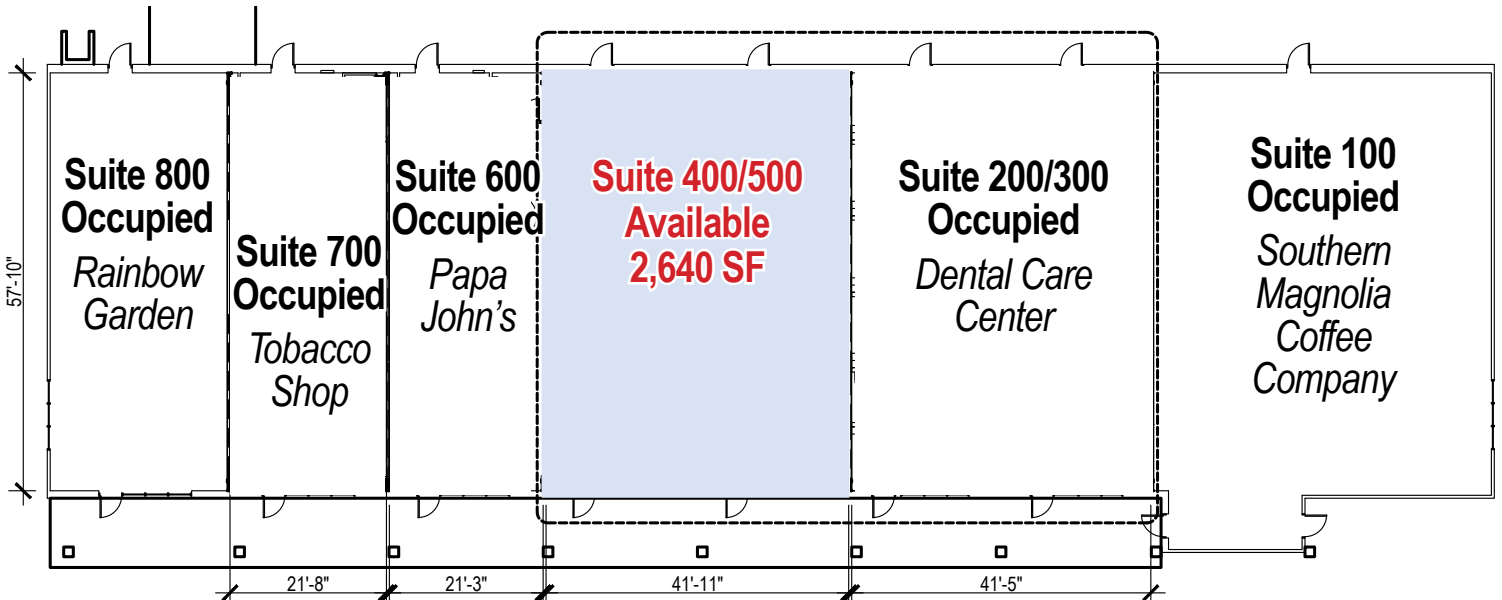
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PROPERTY INFORMATION

Property Size:	11,536 SF	Zoned:	C3
Lot Size:	1.58 Acres	Parking:	78 spaces
PIN #:	1890-77-5614	Parking Ratio:	6.76/1,000 SF
Available:	2,640 SF	Lease Rate:	\$19.00
Property Type:	Retail	TICAM:	\$3.50 TICAM

FLOOR PLAN



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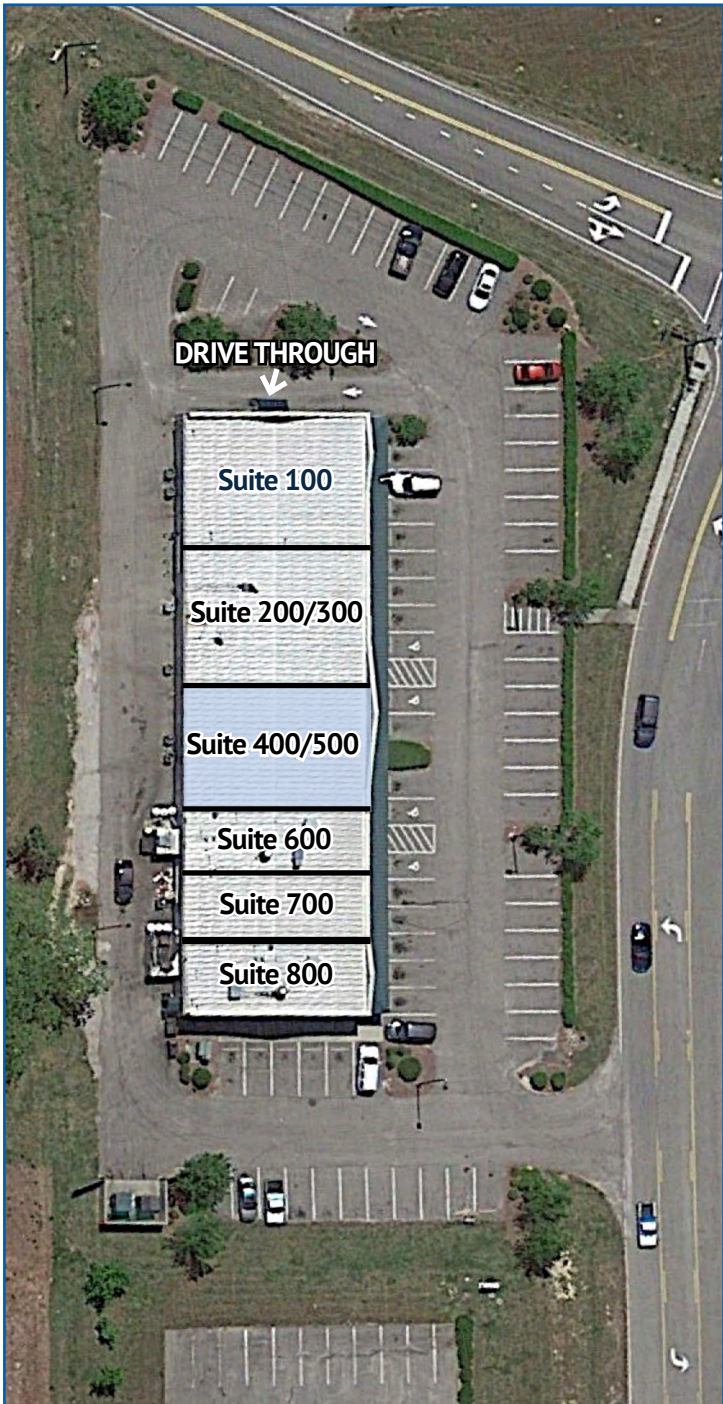
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TENANTS

Suite 100	Southern Magnolia Coffee Company
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Suite 200/300	Dental Care Center
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Suite 400/500	AVAILABLE
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Suite 600	Papa John's
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Suite 700	Tobacco Shop
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Suite 800	Rainbow Garden
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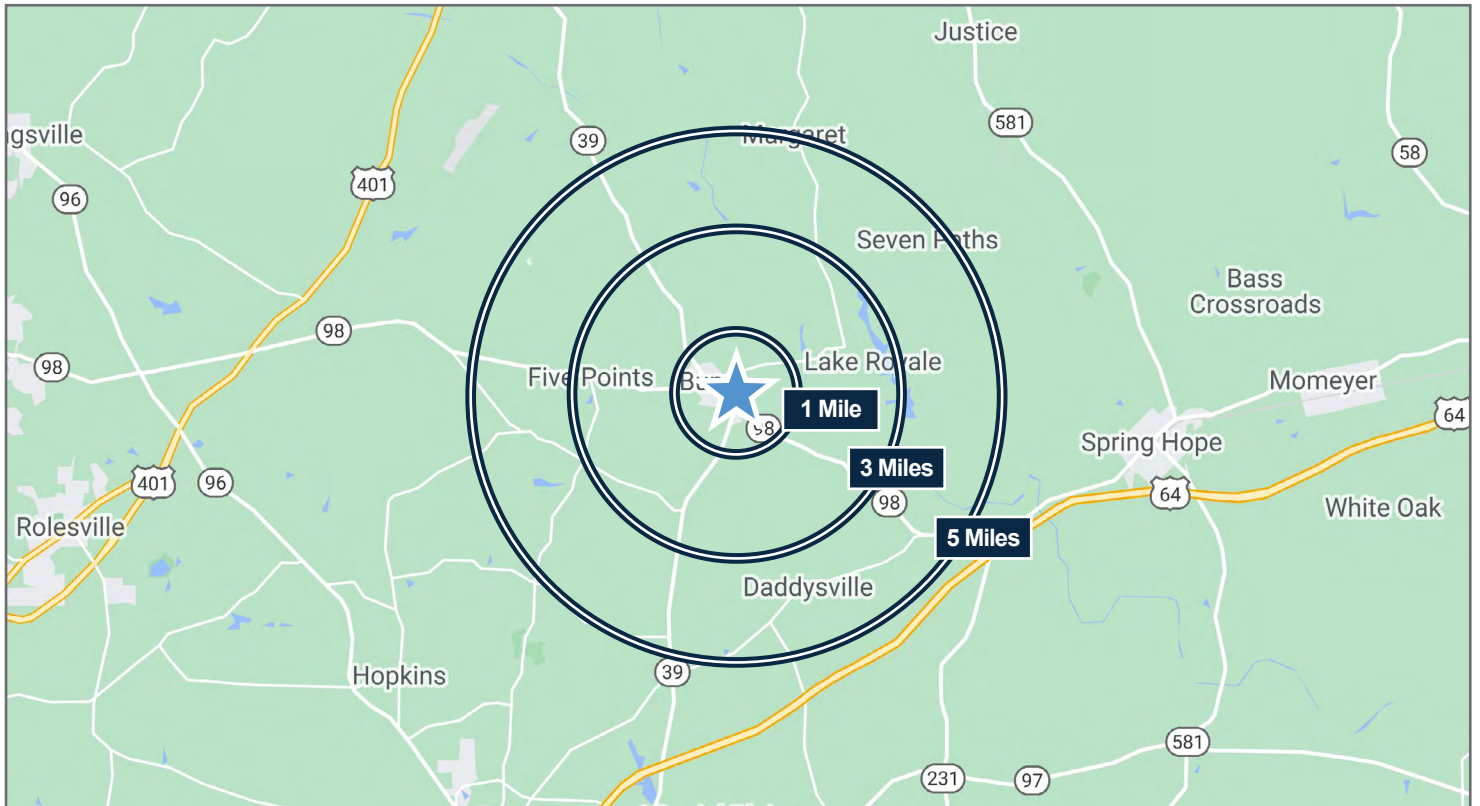
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2022 Population	1,315	6,573	14,236
2027 Population	1,371	7,072	15,160
Annual Pop Growth	0.84%	1.47%	1.27%
2022 Households	373	2,398	5,359
2027 Households	389	2,594	5,722
Avg HH Size	3.15	2.59	2.57
2022 Median Age	39.4	42.4	41.5
2022 Average HH Income	\$59,473	\$71,105	\$74,677
2022 Median HH Income	\$45,778	\$51,627	\$55,218



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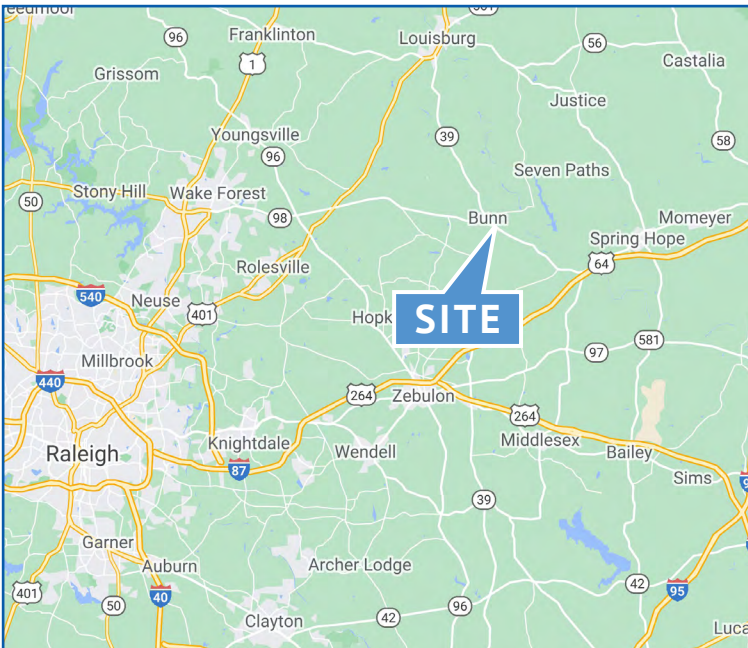


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LOCATION OVERVIEW



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