



7251 US Hwy 158, Stokesdale NC 27357

For Lease  
1,044 - 5,220 +/- SF



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## Property Features

- Nice retail/office building located on an important east-west thoroughfare connecting Hwy 68 and Hwy 220
- Six bay building, several connected via pass through openings
- Each bay is 1,044 +/- SF

Acreage: 1.69 +/- acres

Zoning: LI (Light Industrial)

Parking Spaces: Ample

Year Built: 2005

Total Square Footage: 6,264 +/- SF

Ceiling Height: Varies

Lease Rate: \$11.00 PSF Modified Gross

Landlord pays water/sewer, TICAM

NCDOT future plans for Hwy 158 widening



<b>A</b> <b>Available</b> <b>10/1/22</b>	<b>B</b> <b>Available</b>	<b>C</b> <b>JS</b> <b>Transport</b> <b>Services</b>	<b>D</b> <b>Available</b>	<b>E</b> <b>Available</b>	<b>F</b> <b>Available</b>
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	1 Mile	3 Miles	5 Miles
<b>2021 Population</b>	1,263	8,290	21,043
<b>Avg. HH Income</b>	\$103,704	\$87,394	\$112,932
<b>Traffic Count: Hwy 158 &amp; Hwy 68 - 11,876</b>			

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.



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