



**Carolina Square Shopping Center**  
921 S. Main Street, Graham, NC 27253

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For Lease



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# Property Features

- Food Lion anchored shopping center consisting of many local and national tenants
- Located on Main Street in busy shopping center in Graham
- Retail and/or Office spaces available for lease
- 921-E - 1,594 +/- SF
- 921-F - 1,700 +/- SF
- 921-H - 931 +/- SF
- Zoning: B2
- Directions: I-40 toward Burlington/Durham. Take NC 87 exit. Exit 147 toward Pittsboro/ Graham. Merge onto S. Main Street then 0.52 miles. Shopping Center is on the right.



|        |        |  |       |      |
|--------|--------|--|-------|------|
| Vacant | Vacant | 921 C<br> | 921 B | 921A |
|--------|--------|--|-------|------|



**Lease Rate \$14.00 PSF  
TICAM \$1.75 PSF**

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.

|        |
|--------|
| 921 J  |
| Vacant |
| 921 L  |
| 921 M  |
| 921 N  |
| 921 P  |

|       |                        |
|-------|------------------------|
| 921 P | Dominos                |
| 921 N | Liberty Tax            |
| 921 M | Great Wall             |
| 921 L | Guerrero Mexican       |
| 921 H | Available +/- 931 SF   |
| 921 J | Tobacco & Vape         |
| 921 F | Available +/- 1,700 SF |
| 921 E | Available +/- 1,594 SF |
| 921 C | Food Lion              |
| 921 B | Heavenly Nails         |
| 921 A | Rockin' Nutrition      |

| Demographics        | 1 Mile                 | 3 Miles  | 5 Miles  |
|---------------------|------------------------|----------|----------|
| 2019 Avg. HH Income | \$51,741               | \$49,737 | \$52,187 |
| Traffic             | S. Main & Florence     | 16,396   |          |
|                     | S. Main & Bruce Turner | 27,764   |          |



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