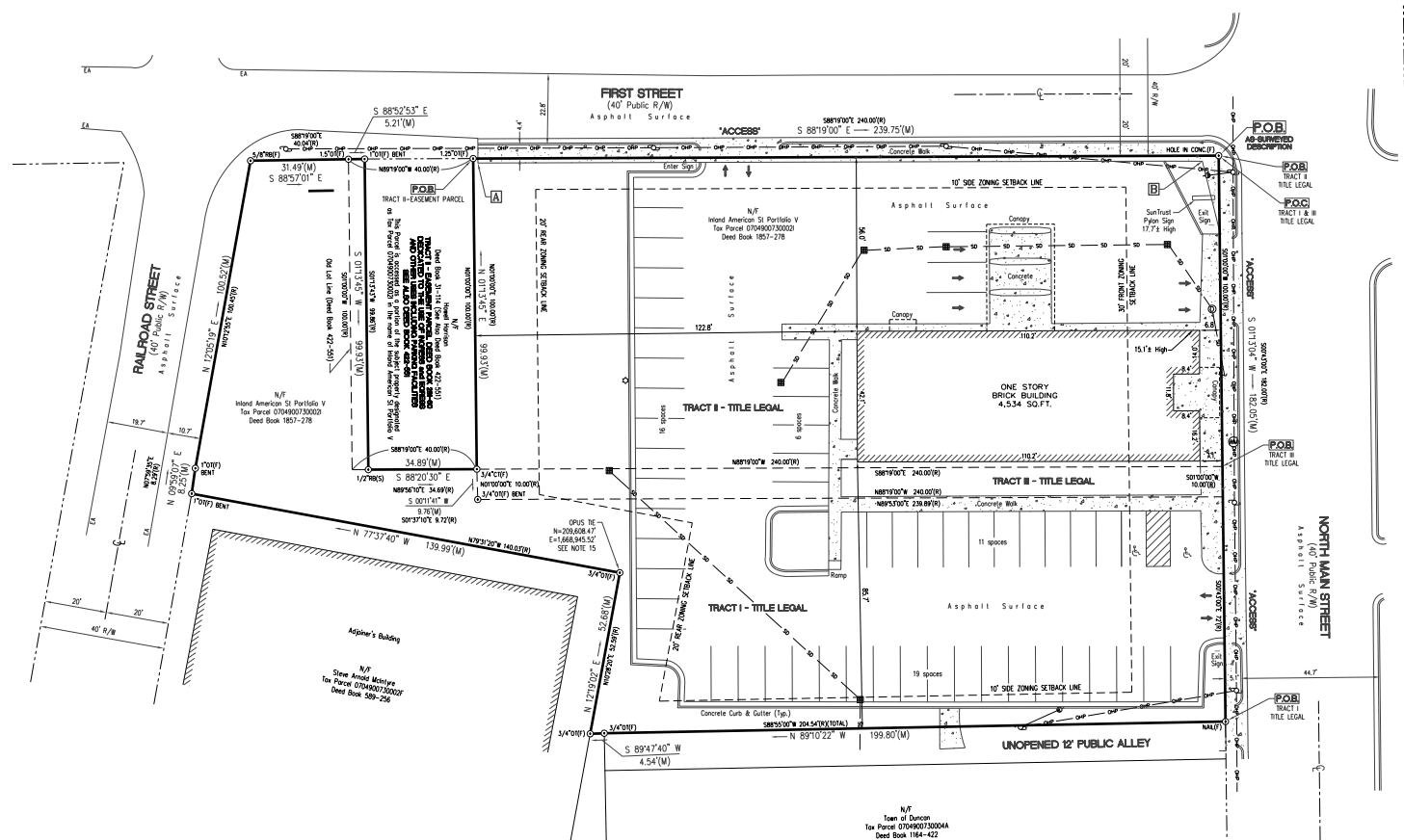


# FORMER BANK BRANCH AVAILABLE LEXINGTON MSA

71 NORTH MAIN STREET | DENTON, NC 27239

### TRAFFIC COUNTS 2015 (NCDOT)

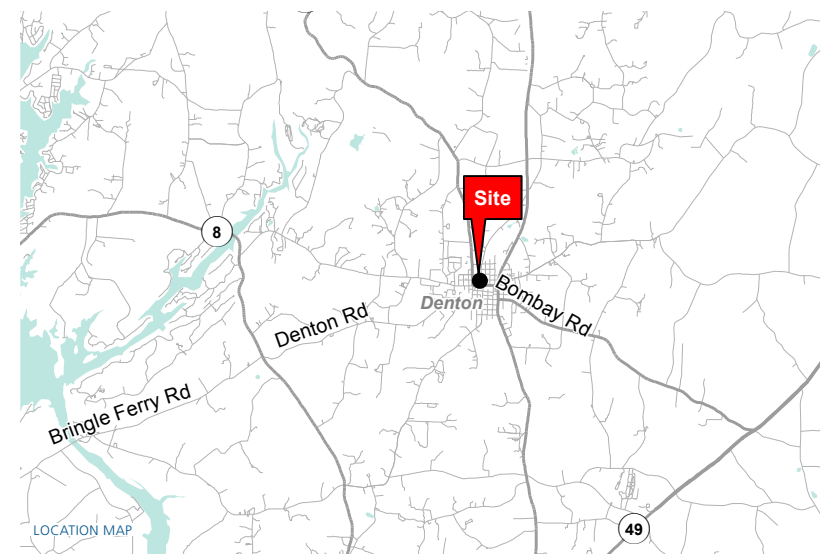
- 4,200 VDP on East Salisbury Street



# FOR SALE OR LEASE

## FORMER BANK BRANCH AVAILABLE LEXINGTON MSA

71 NORTH MAIN STREET | DENTON, NC 27239



### PROPERTY INFORMATION

|                            |                  |
|----------------------------|------------------|
| LEASE RATE/ASKING PRICE:   | CALL FOR DETAILS |
| BUILDING SIZE:             | 4,534 SF         |
| PARCEL SIZE:               | 1.10 ACRES       |
| ZONING:                    | B3               |
| DAVIDSON CO. TAX PARCEL #: | 07049007300021   |

### PROPERTY HIGHLIGHTS

- Opportunity for credit union or local bank branch
- Excellent opportunity for small legal or medical office
- Drive-thru window available
- Potential conversion opportunity to restaurant use
- Potential small business office

### DEMOGRAPHICS BY TRADE AREA (2015)

|                         |          |
|-------------------------|----------|
| POPULATION              | 18,330   |
| AVERAGE HH INCOME       | \$58,101 |
| MEDIAN HH INCOME        | \$43,569 |
| BUSINESS ESTABLISHMENTS | 517      |
| DAYTIME EMPLOYMENT      | 3,068    |

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