

FOR LEASE

Retail Opportunity Across From Wingate University

207 N MAIN ST, WINGATE, NC 28174



Walt Perry Realty Inc.
- Est. 1985 -



PROPERTY DESCRIPTION

Charming building with access to nearly 4,000 students at nearby Wingate University. Entire floor of 4,200 square feet available for immediately occupancy.

OFFERING SUMMARY

Lease Rate:	\$4,750.00 per month (NNN)
Available SF:	4,200 SF
Lot Size:	0.27 Acres
Building Size:	8,717 SF

DEMOGRAPHICS 2 MILES 3 MILES 5 MILES

Total Households	1,362	2,666	7,889
Total Population	4,997	8,842	23,237
Average HH Income	\$59,318	\$60,565	\$64,559

FOR MORE INFORMATION, PLEASE CONTACT:

Jesse Perry

Broker in Charge

704.283.8181

jperry@waltpererryrealty.com

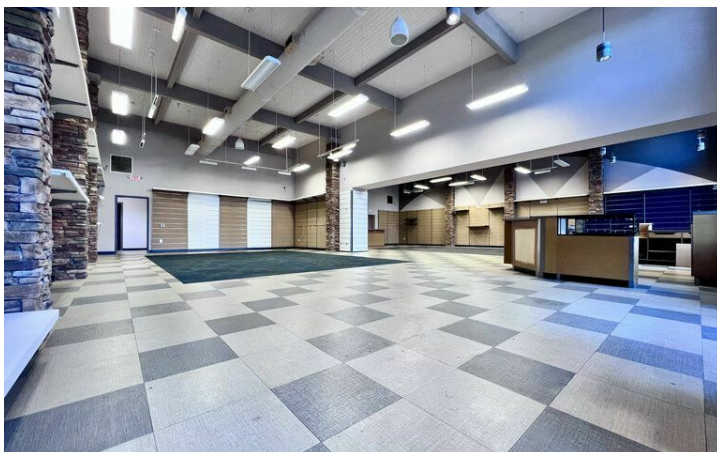
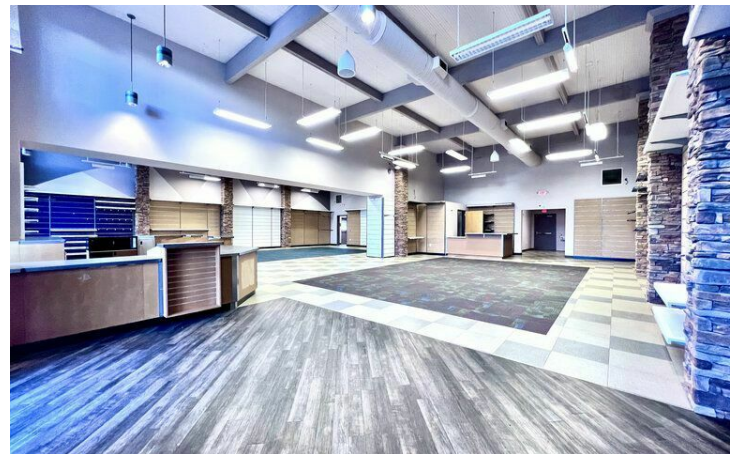
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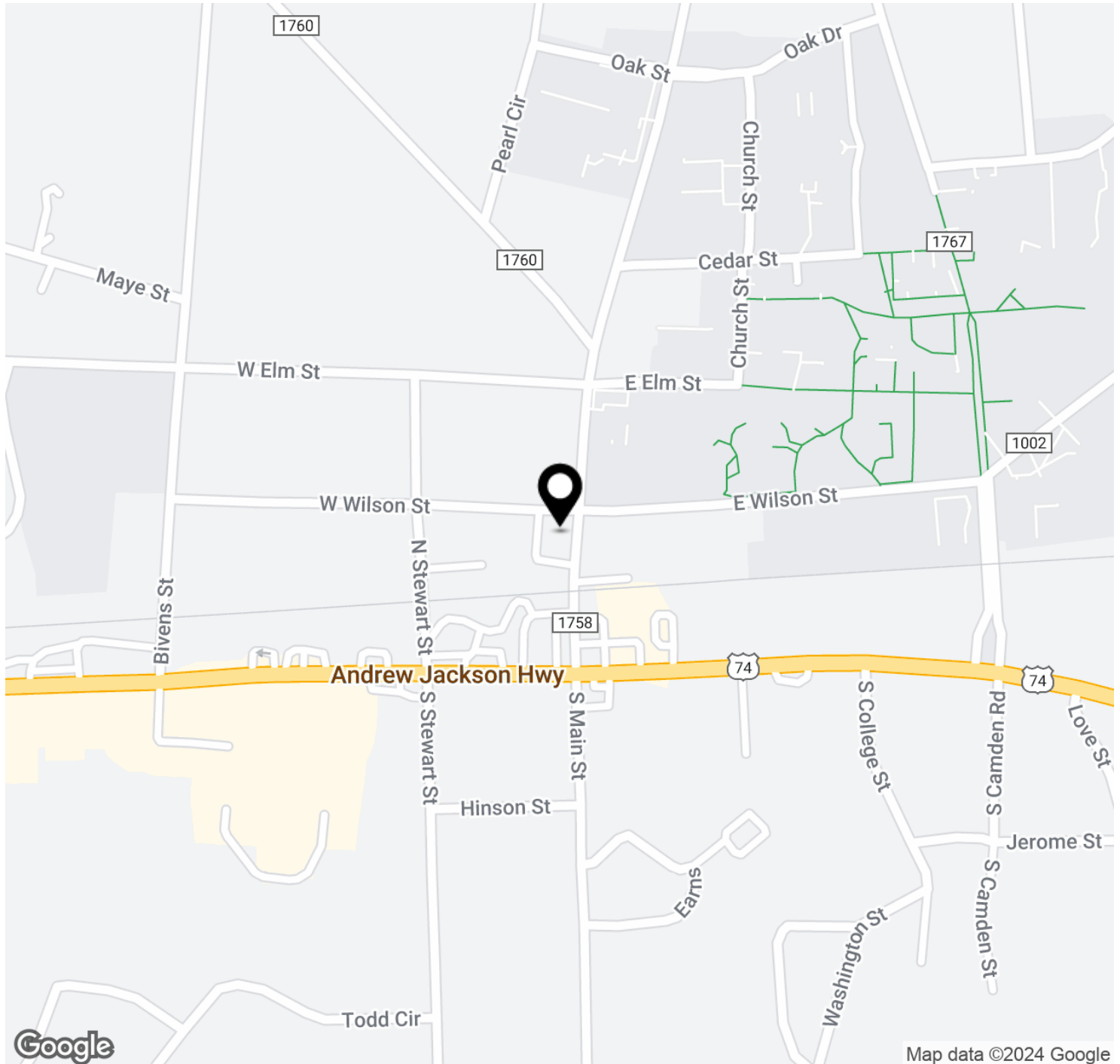
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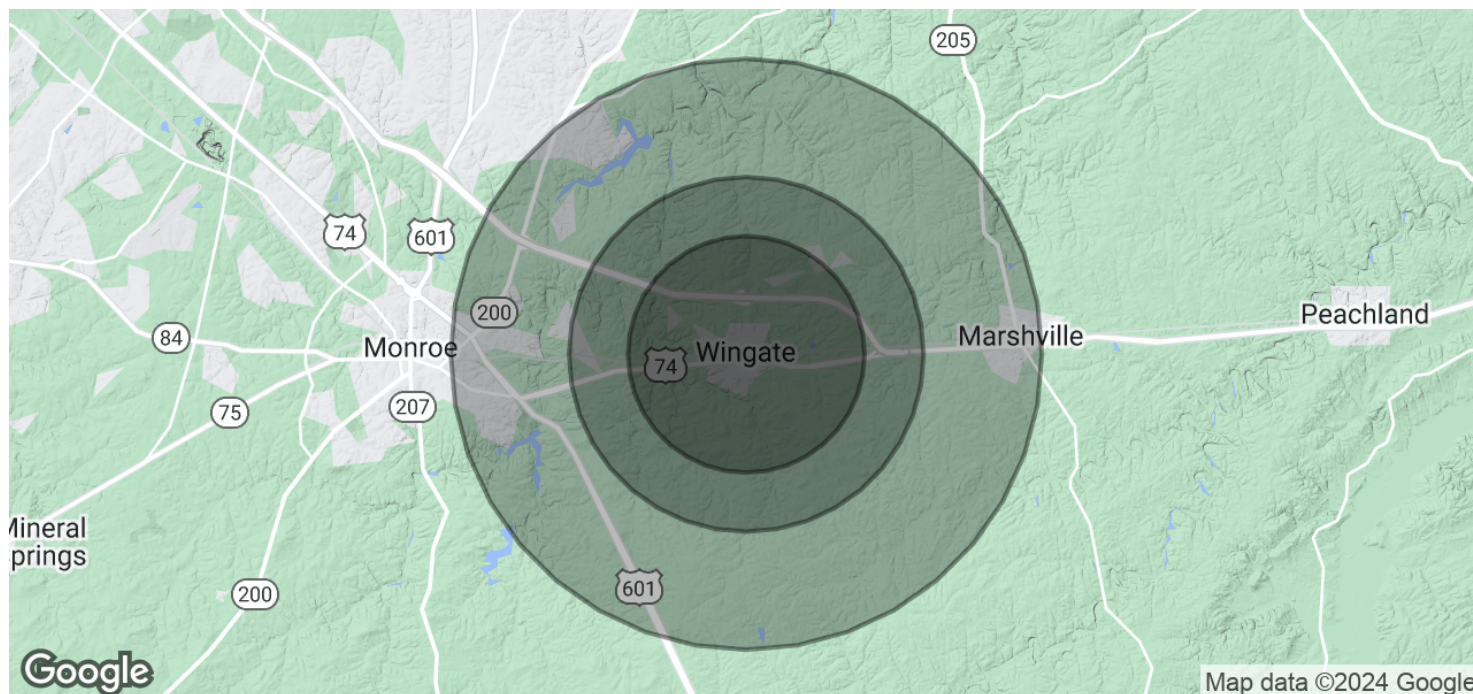
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POPULATION	2 MILES	3 MILES	5 MILES
Total Population	4,997	8,842	23,237
Average Age	31.1	34.2	37.4
Average Age (Male)	30.8	33.3	35.6
Average Age (Female)	32.4	34.7	39.1

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	1,362	2,666	7,889
# of Persons per HH	3.7	3.3	2.9
Average HH Income	\$59,318	\$60,565	\$64,559
Average House Value	\$136,832	\$143,194	\$178,442

** Demographic data derived from 2020 ACS - US Census*

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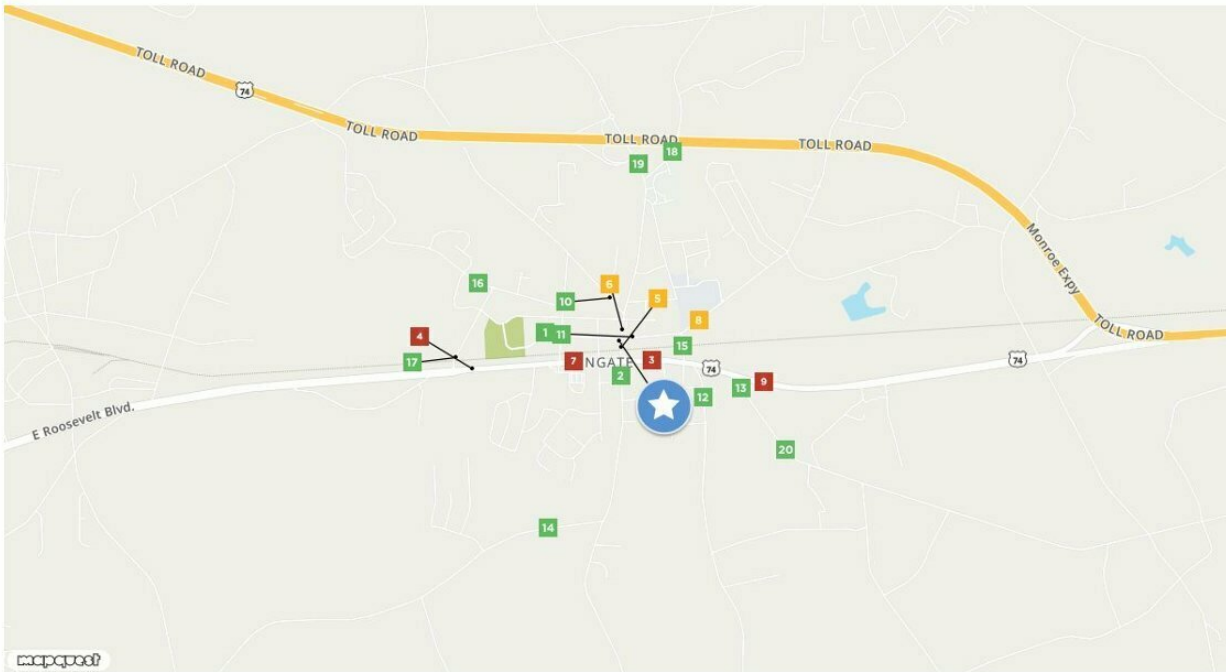
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Traffic Counts



East Wilson Street 1 Cannon Blvd Year: 2021 3,405 est Year: 2019 3,600 Year: 2015 3,100	South Main Street 2 Hinson St Year: 2021 3,045 est Year: 2019 3,100 Year: 2013 2,800	Andrew Jackson Highway 3 4012 Year: 2021 23,869 est Year: 2019 22,000 Year: 2016 25,000	Andrew Jackson Highway 4 Edgewood Dr Year: 2021 26,964 est Year: 2019 24,000 Year: 2016 27,000	N Main St 5 W Wilson St Year: 2021 6,228 est Year: 2018 7,800 Year: 2016 7,100
N Main St 6 W Wilson St Year: 2021 7,234 est Year: 2018 7,600 Year: 2016 6,600	Monroe St 7 Bivens St Year: 2021 27,597 est Year: 2018 27,000 Year: 2016 28,000	E Wilson St 8 N Camden Rd Year: 2021 4,512 est Year: 2018 5,200 Year: 2016 4,600	Monroe St 9 Old Hwy 74 Year: 2021 19,536 est Year: 2018 18,000 Year: 2016 20,000	Old Williams Rd 10 Pearl Cir Year: 2021 597 est Year: 2016 620 Year: 2012 540
Bivens St 11 W Wilson St Year: 2021 1,570 est Year: 2016 1,700 Year: 2014 1,800	Love St 12 Jerome St Year: 2021 379 est Year: 2016 200 Year: 2012 380	Old Hwy 74 13 Hwy 74 Year: 2021 1,720 est Year: 2016 1,700 Year: 2014 1,700	Summerlin Dairy Rd 14 Witmore Rd Year: 2021 763 est Year: 2016 870 Year: 2012 710	N Camden Rd 15 E Wilson St Year: 2021 3,318 est Year: 2015 2,800 Year: 2011 4,000
Maye St 16 Marianna Cir Year: 2021 1,225 est Year: 2015 1,200 Year: 2011 1,300	Edgewood Dr 17 Laramore Ln Year: 2021 1,220 est Year: 2015 1,100 Year: 2011 1,400	McIntyre Rd 18 N Main St Year: 2021 1,688 est Year: 2015 1,700 Year: 2013 1,700	Austin Chaney Rd 19 Monroe-Ansonville Rd Year: 2021 1,218 est Year: 2012 1,200 Year: 2010 1,200	Old Hwy 74 20 Sycamore Grove Rd Year: 2021 1,728 est Year: 2012 1,700 Year: 2010 1,600

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