



120 LOWES DRIVE

PITTSBORO, NC 27312

1,672 SF FOR LEASE

LISTING BROKER:

BRIAN C. GRABOWSKI

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PROPERTY OVERVIEW

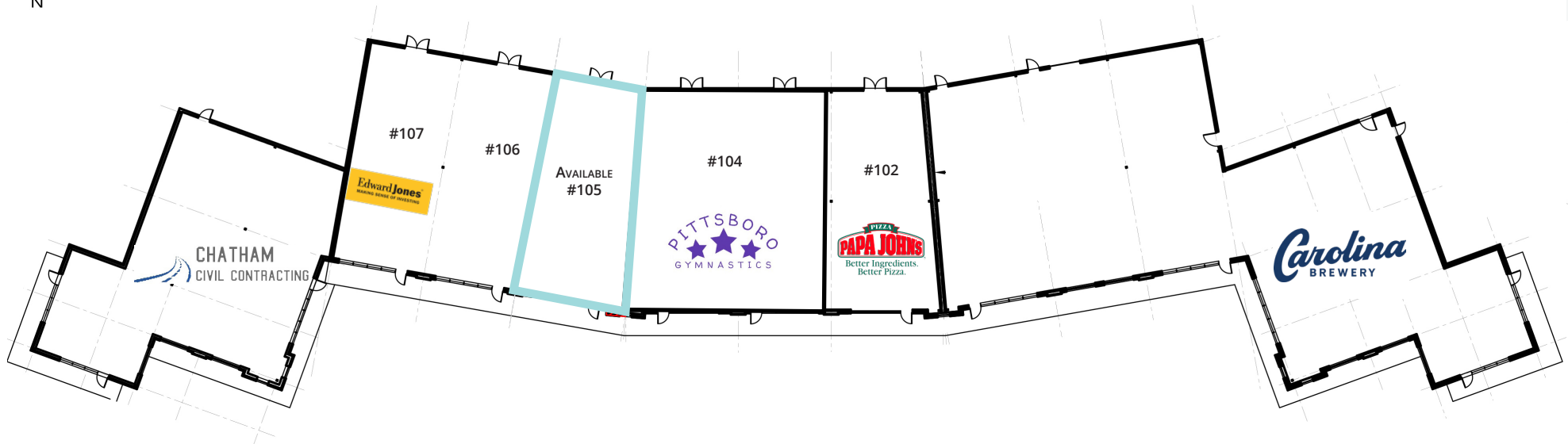
- › **Availability:**
 - › Suite 105 - 1,672 SF
- › **Anchored by Lowes Home Improvement and Carolina Brewery and Grill**
- › **Proximal to the US-15-501 & US-64 Bypass interchange**
- › **14,000 AADT on US-15-501B**

**LEASE RATE:
\$25.00/SF; NNN
TICAM \$6.94/SF**



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SITE PLAN



SUITE 105 1,672 SF - AVAILABLE NOW

BRIAN C. GRABOWSKI / SENIOR VICE PRESIDENT

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FLOOR PLAN

Architectural floor plan of a medical suite. The plan shows the layout of several rooms and their dimensions. Key features include:

- WAITING:** Located at the top left, with a width of $\pm 12'-7\frac{3}{4}"$ and a depth of $\pm 9'-6\frac{1}{2}"$. It features an **EXISTING DOOR** and **EXISTING WINDOWS**.
- THERAPY/REHAB.:** Located below the waiting area, with a width of $\pm 14'-5"$ and a depth of $\pm 10'-5"$. It includes a door labeled **DB AT.1** or **DB AT.1**.
- OFF. #1:** Located to the right of the therapy area, with a width of $\pm 10'-5"$ and a depth of $\pm 10'-5"$. It includes a door labeled **DB AT.1** or **DB AT.1**.
- OFF. #2:** Located below the first office, with a width of $\pm 10'-5"$ and a depth of $\pm 10'-5"$.
- X-RAY:** Located at the bottom left, with a width of $\pm 14'-2\frac{1}{2}"$ and a depth of $\pm 6'-0"$. It includes a door labeled **VCT** and a note: "SEE X-RAY SPECS FOR SPECIAL REQUIREMENTS, CONDITIONS AND EQUIPMENT IN THIS ROOM".
- INS. OFF.:** Located to the right of the therapy area, with a width of $\pm 11'-2\frac{1}{2}"$ and a depth of $\pm 10'-5"$. It includes a door labeled **DB AT.1** or **DB AT.1**.
- MASS. THERP.:** Located below the insurance office, with a width of $\pm 10'-5"$ and a depth of $\pm 10'-5"$. It includes a door labeled **DB AT.1** or **DB AT.1**.
- ADJ. ROOM:** Located to the right of the mass therapy room, with a width of $\pm 10'-5"$ and a depth of $\pm 10'-5"$.
- DARKROOM:** Located below the adjacent room, with a width of $\pm 10'-5"$ and a depth of $\pm 10'-5"$.
- H.C. BATH:** Located at the bottom right, with a width of $\pm 8'-4\frac{1}{2}"$ and a depth of $\pm 6'-2\frac{1}{2}"$. It includes a door labeled **VCT** and a note: "SEE DB/AT.1 FOR HC BATH".

Other features and dimensions include:

- BUILT-IN COUNTER:** Located between the waiting area and the insurance office, with a width of $\pm 4'-11"$.
- 42" A.F.F.:** Located between the waiting area and the insurance office, with a width of $\pm 4'-11"$.
- 36" A.F.F.:** Located between the waiting area and the insurance office, with a width of $\pm 4'-11"$.
- EDGE OF EXISTING FLOOR SLAB - INFILL W/ 3000 PSI CONCRETE:** Located between the mass therapy room and the adjacent room.
- EXISTING DOORS:** Located at the bottom of the plan.



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DEMOGRAPHICS

PITTSBORO, NC

POPULATION

5 MINUTE DRIVE
3,157

10 MINUTE DRIVE
10,038

15 MINUTE DRIVE
26,946

HOUSEHOLDS

5 MINUTE DRIVE
1,356

10 MINUTE DRIVE
4,252

15 MINUTE DRIVE
11,303

AVERAGE HOUSEHOLD INCOME

5 MINUTE DRIVE
\$72,381

10 MINUTE DRIVE
\$87,158

15 MINUTE DRIVE
\$107,897

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RETAIL MAP



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