

# HISTORIC BUILDING FOR LEASE

201 & 207 POST OFFICE RD  
MONCURE, NC 27559



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RALEIGH • DURHAM • WILMINGTON



# HISTORIC BUILDING FOR LEASE

## PROPERTY HIGHLIGHTS

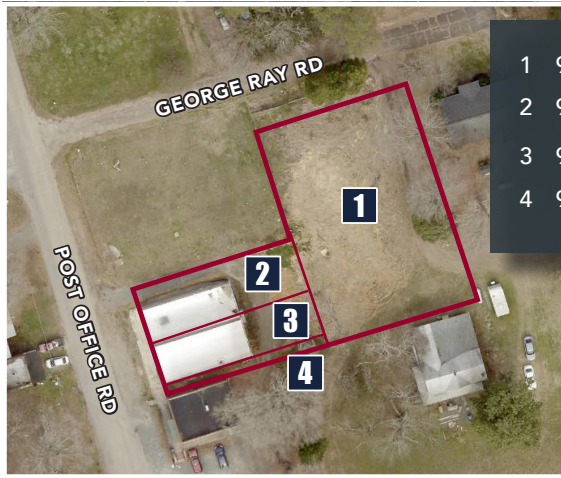
Situated in the heart of Moncure, this location provides easy access to Sanford, Raleigh, Pittsboro, and surrounding areas. This historic building consists of two spaces, 201 and 207, on Post Office Rd and has served many purposes in its days, including a doctor's office, hardware store, and general store. Locals would gather to enjoy soda pop, baked goods, and slices of cheese on the front walk. This location was a stop-over for many seaboard railway line workers who resided in the area. Current ownership has brought these buildings back to life with many exterior improvements, while the original character and charm of the building remain.

## PROPERTY BULLETS

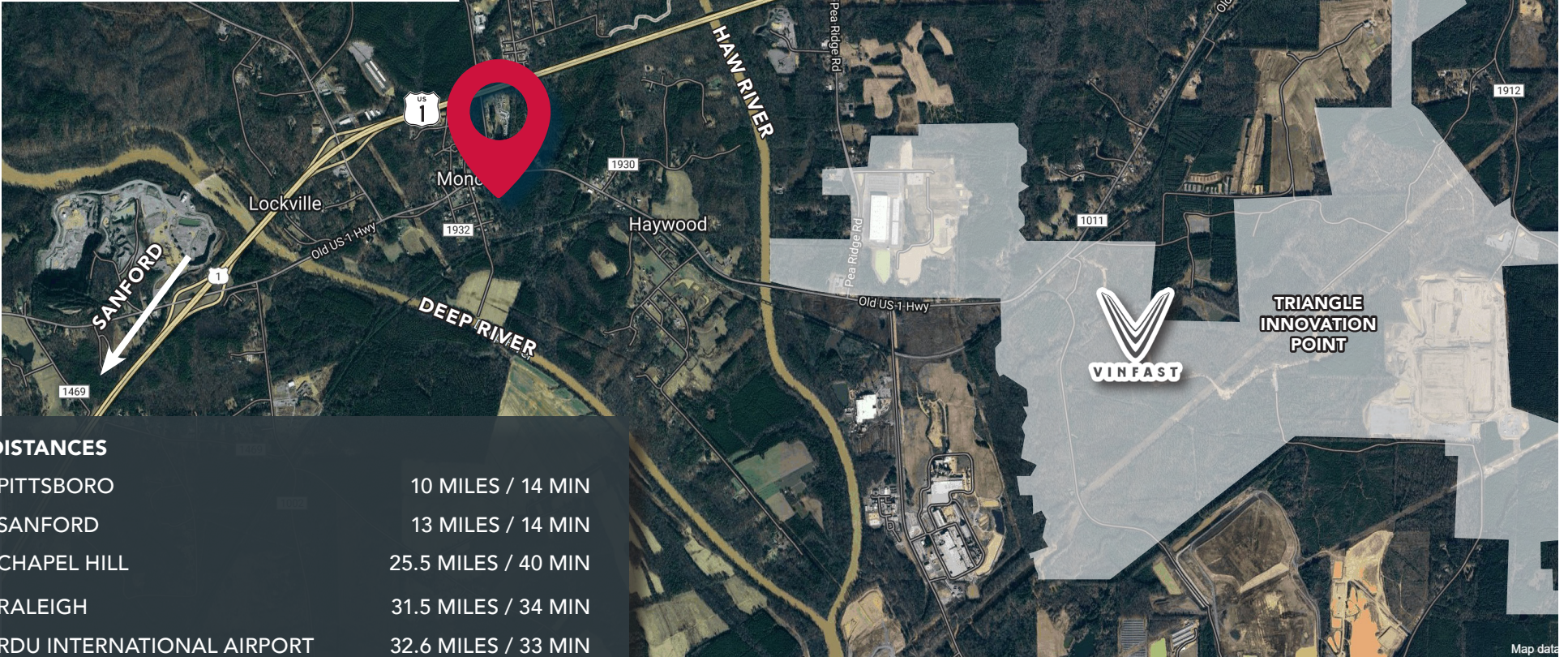
- Total of ±3,768 SF on ±0.5 acres
  - 201 Post Office Rd | Amish Roots Bulk Foods
  - **AVAILABLE: 207 Post Office Rd**
    - Unit A | Ground Floor Retail: ±1,400 SF — \$1,450/month
    - Unit B | 2nd Floor Office: ±800 SF — \$895/month
    - Unit C | 2nd Floor Office: ±600 SF — \$750/month
- Ideal for retail, office and creative users
- Future outdoor patio area planned adjacent to Unit A
- Revitalized Free Standing Historic Building for Lease in Moncure
- Built in 1910
- Ideal for retail/office/creative space
- Many beautiful original features remain, including exposed brick, decorative glass, and wood features







- 1 9678-70-1504
- 2 9678-70-0409
- 3 9678-70-0416
- 4 9678-70-0414



**DISTANCES**

|                           |                     |
|---------------------------|---------------------|
| PITTSBORO                 | 10 MILES / 14 MIN   |
| SANFORD                   | 13 MILES / 14 MIN   |
| CHAPEL HILL               | 25.5 MILES / 40 MIN |
| RALEIGH                   | 31.5 MILES / 34 MIN |
| RDU INTERNATIONAL AIRPORT | 32.6 MILES / 33 MIN |



## 207 A | 1ST FLOOR

- Unit A | Ground Floor Retail:  $\pm 1,400$  SF — \$1,450/month



\*Future outdoor patio installation opportunity behind the painted fence



## 207 B & C | 2ND FLOOR

- Unit B | 2nd Floor Office: ±800 SF — \$895/month
- Unit C | 2nd Floor Office: ±600 SF — \$750/month







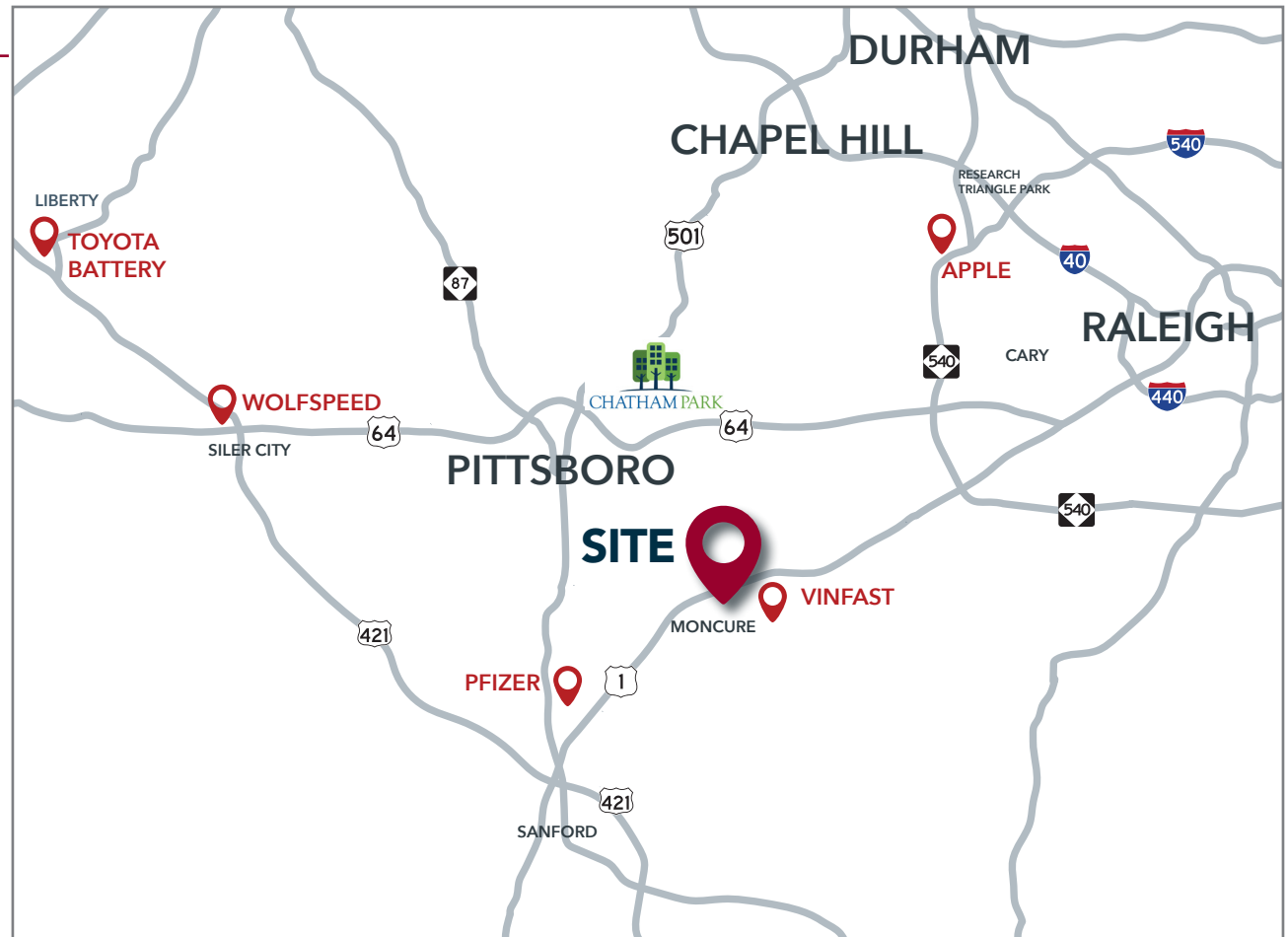


## NEARBY DEVELOPMENTS

**Chatham Park** is an **8,500-acre live-work-play-learn master-planned community** in Pittsboro, NC adjacent to Jordan Lake. Near Raleigh, Durham and Chapel Hill, Chatham Park is positioned to support the growth of the Research Triangle Region, one of the nation's most economically vibrant and desirable areas. At full build out, Chatham Park will add **75,000 residents, 27,000 new homes** and **22 million sq. ft. of office, research, retail and community space**.

**Northwood Landing** is a 92-acre Lowes Food anchored power mix of uses, possibly for retail, service and office, and a 312-unit apartment community, across from MOSAIC on U.S. 501 in Pittsboro, NC

**MOSAIC**, a 44-acre, mixed-use community, serves as the gateway to Chatham Park in Pittsboro. This walkable, urban community includes 200,000 sf retail/restaurants. Hampton Inn & Suites, 60,000 sf office, 270 apartments, 45 condos, entertainment venues, and meeting facilities.



## ANNOUNCEMENTS

### WOLFSPED

1,800 jobs  
\$5B investment  
Silicon Carbide Manufacturer

### VINFAST

7,500 jobs  
\$4B investment  
Electric Vehicle & Battery Manufacturer

### TOYOTA

350 jobs  
\$13.BM investment  
Clean Tech Manufacturer

### PFIZER

200 jobs  
\$1.4B investment  
Biopharmaceutical Manufacturer



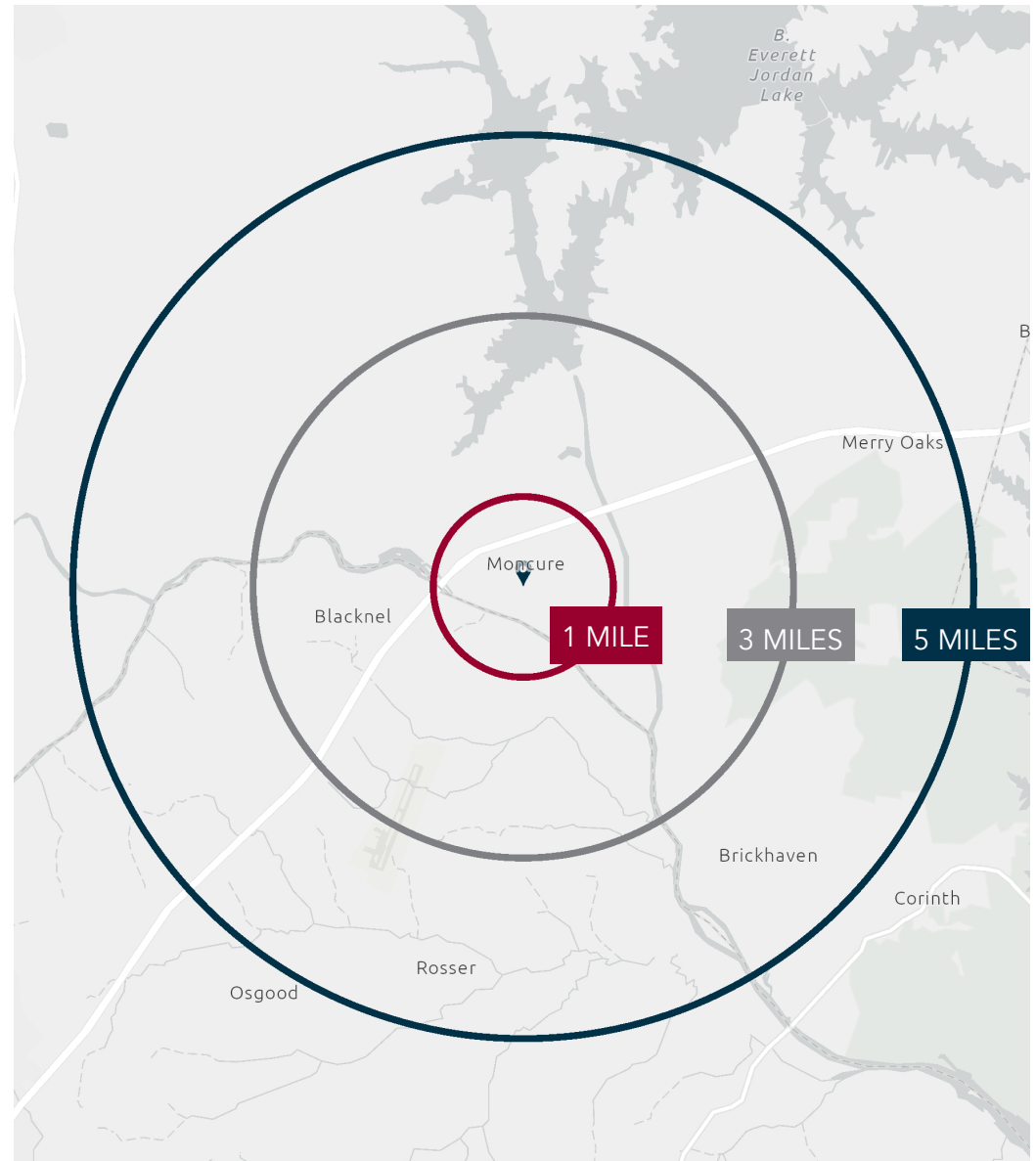
# DEMOGRAPHICS

## MONCURE FACTS

- **Strategically located between the Triangle and Sanford,** with Pittsboro and Sanford both about 10–13 miles away and Raleigh approximately 31.5 miles away.
- **Positioned near major economic investment,** including VinFast and other significant manufacturing and life-science developments in the surrounding region.
- **Close to the rapidly growing Pittsboro/Chatham Park area,** where Chatham Park is planned for 75,000 residents, 27,000 homes, and 22 million SF of commercial and community space at full buildout.
- **Small-town setting with regional connectivity,** offering convenient access to Raleigh, Durham, Chapel Hill, Pittsboro, Sanford, and RDU International Airport.

## DEMOGRAPHICS

|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| POPULATION               |           |           |           |
| 2026 Total Population    | 699       | 1,548     | 4,560     |
| 2031 Projection          | 736       | 1,695     | 5,149     |
| 2026 Daytime Population  | 430       | 1,223     | 4,042     |
| AVERAGE HOUSEHOLD INCOME | \$88,962  | \$104,598 | \$117,819 |
| MEDIAN AGE               | 46.7      | 46.9      | 46.8      |
| MEDIAN HOME VALUE        | \$364,583 | \$356,757 | \$363,613 |
| MEDIAN HH INCOME         | \$66,199  | \$72,320  | \$88,600  |







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