



FORMER WALGREENS



THE
PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

Space Available - For Sale or Lease

503 E 3rd St | Pembroke, NC | 28372

Dan Crotty | 980.474.4244
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Darrell Palasciano | 704.644.4587
dpalasciano@providencegroup.com

CONTACT

Demographics

±10,128 SF Freestanding Building

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	1,968	10,976	20,397
AVERAGE HH INCOME	\$48,103	\$56,194	\$58,395
DAYTIME EMPLOYMENT	1,665	3,343	4,867



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LEASING INFO

- Available for lease, ground lease, or build to suit
- Square Feet: ±10,128
- Acres: ±1.24
- Drive Thru
- Signalized Corner
- Dedicated Pylon Sign

PROPERTY HIGHLIGHTS

- Located at the heart of Pembroke's primary retail and commercial corridor.
- One mile from UNC Pembroke Campus with over 7,600 students
- Excellent visibility, access and signage.
- Shared traffic light with Piggly Wiggly shopping center
- 15,000 VPD on East 3rd Street

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CALL FOR LEASE RATE

Close Aerial



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High Aerial



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