

FOR SALE OR LEASE

1902 NC Hwy 119

Mebane, NC



+/- 11,700 SF RETAIL BUILDING ON 4.7 ACRES



PROPERTY FEATURES

Positioned along NC Highway 119 in Mebane, 1902 NC Highway 119 offers a highly visible location with excellent accessibility and strong exposure to both local and regional traffic. The property is situated within an established commercial corridor surrounded by a mix of retail, service, medical, agricultural, and residential uses, providing convenient access to a growing customer base throughout Mebane and the surrounding Alamance County market. The location benefits from its proximity to major transportation routes, including Interstate 85/40, providing efficient connectivity to Burlington, Greensboro, Durham, and the broader Piedmont Triad and Triangle regions. The property presents an attractive opportunity for an owner-user, investor, or business seeking a strategically located facility along one of Mebane's established commercial corridors.

LEASE RATE:

\$20.00/SF NNN

SITE AREA

+/- 4.265 acres

BUILDING SIZE:

+/- 11,700 SF

YEAR BUILT:

2009

ZONING:

B-2 Retail

MOST RECENT USE:

Retail
(Southern States)

AVERAGE DAILY TRAFFIC VOLUME:

- 20,500/day at NC Hwy 119 & Lowes Blvd
- 115,000/day at NC Hwy 119 & I-40



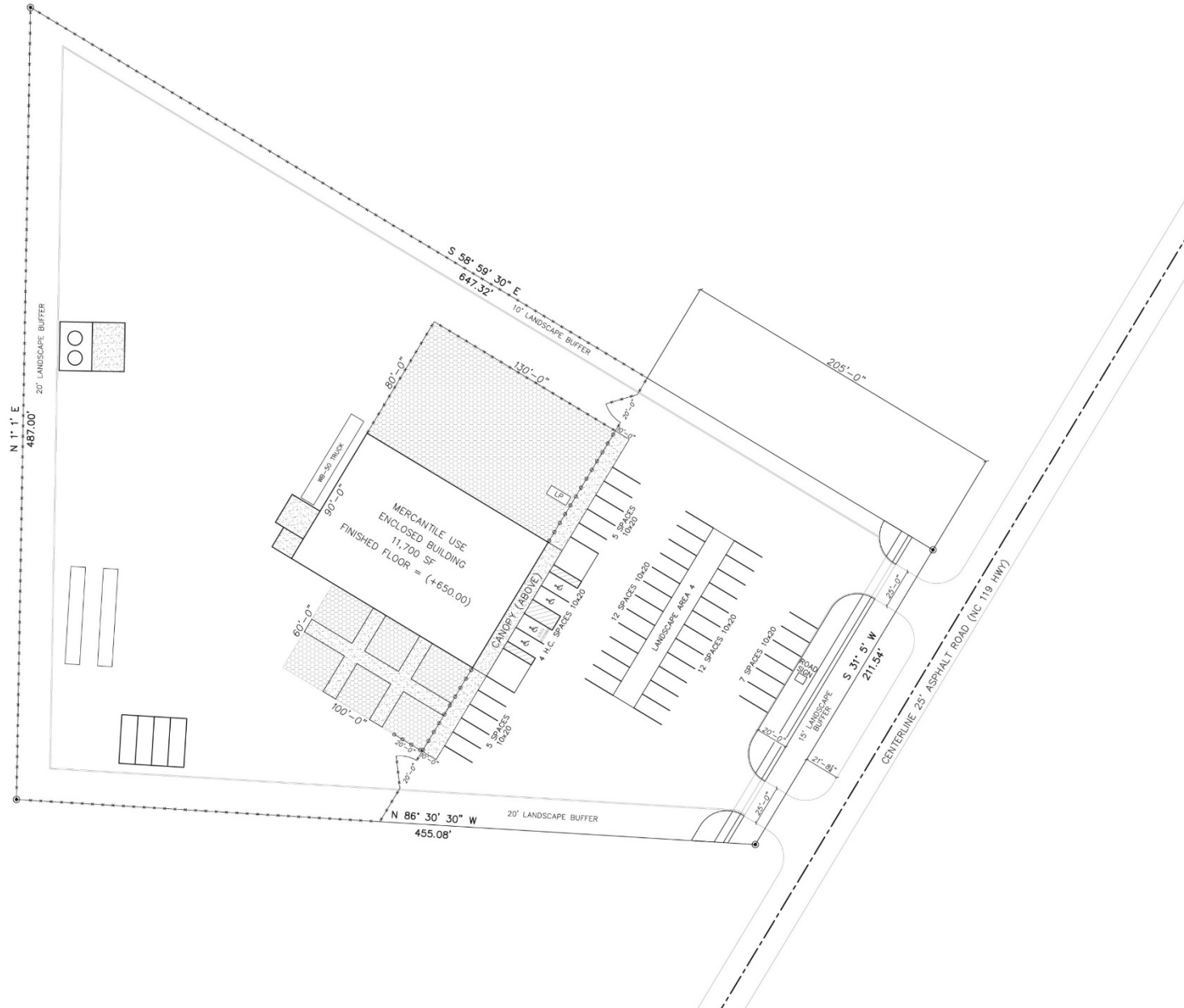
AERIAL MAP



AERIAL MAP



SITE PLAN





CONTACT

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