

# CENTRE STAGE PLAZA

FOR LEASE | 3000-3038 OLD HOLLOW ROAD, WALKERTOWN, NC 27051

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COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail, Shopping Center
AVAILABLE SF ±	900 - 3,300
LEASE RATE	\$14.00, NNN
FREE STANDING DRIVE-THRU BLDG. RATE	\$4,000/Month, NNN

## DESCRIPTION

In the heart of Walkertown, Centre Stage Plaza is anchored by Food Lion, Dollar Tree, Roses's Department Store and Papa John's Pizza. This highly visible shopping center is ideal for national tenants, local retailers, and office users. This property also offers a free standing building with drive through capabilities at \$4,000/Month, NNN. Additional opportunity for 0.61 acre ground lease at \$4,000/Month NNN.



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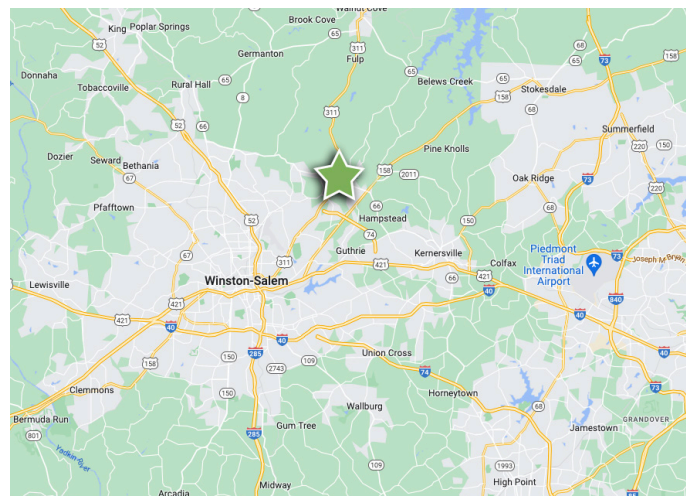
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## KEY FEATURES

- Anchored by Food Lion, Dollar Tree, Roses's Department Store and Papa John's Pizza
- Food Lion and Roses reported sales in the top 5% in North Carolina
- Highly visible and ideal for national tenants, local retailers, and office users
- Property offers a free standing building with drive through capabilities at \$4,000/Month, NNN
- Additional opportunity for 0.61 acre ground lease



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## PROPERTY INFORMATION

PROPERTY TYPE	Retail	YEAR BUILT/RENOVATED	1987/2003
PROPERTY SUBTYPE	Shopping Center	FLOORS	1
SUITE 3032 SF ±	3,300	PARKING	450 Surface
BANK BUILDING SF ±	2,205	ZONING	HB-S

## PRICING & TERMS

LEASE RATE	\$14.00	LEASE TYPE	NNN
TICAM	\$1.95 psf	FREE STANDING DRIVE-THRU BUILDING RATE	\$4,000/Month, NNN

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