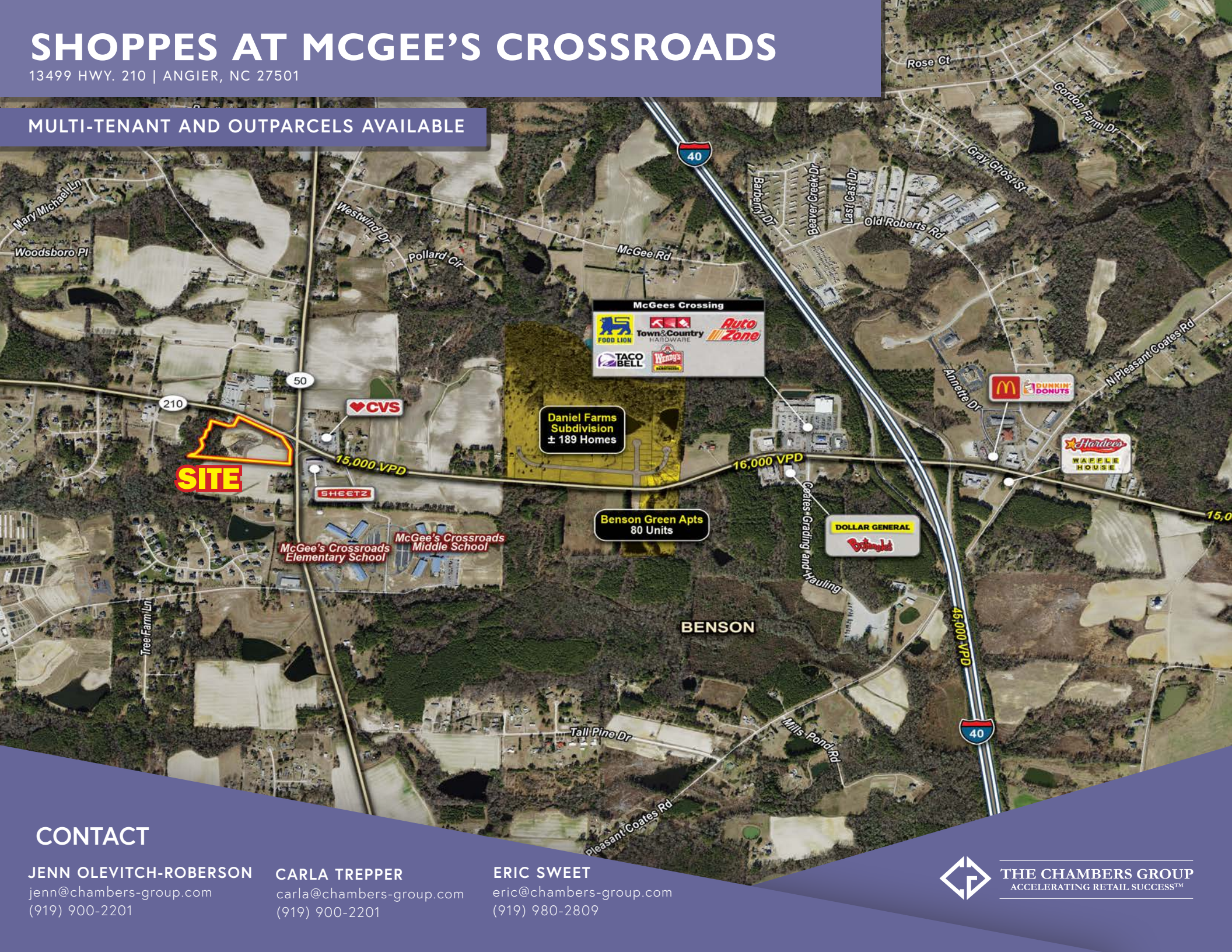


SHOPPES AT MCGEE'S CROSSROADS

13499 HWY. 210 | ANGIER, NC 27501

MULTI-TENANT AND OUTPARCELS AVAILABLE



CONTACT

JENN OLEVITCH-ROBERSON
jenn@chambers-group.com
(919) 900-2201

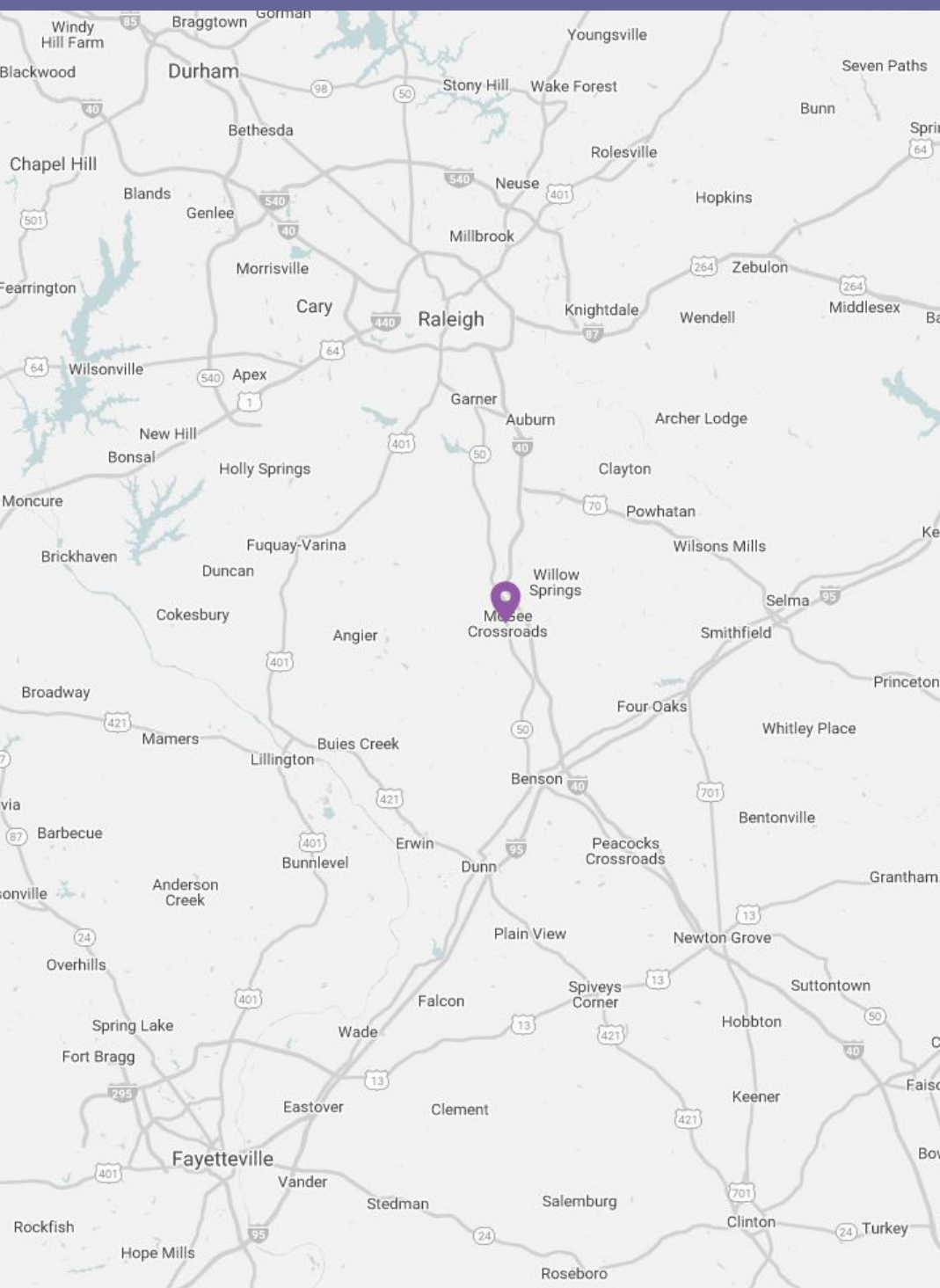
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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

PROPERTY OVERVIEW



PROPERTY DETAILS

- Located at the prominent intersection of Hwy. 210 and Hwy. 50 in rapidly growing Johnston County
- Flexible & subject to change - 9 Acres approved for multi and/or single tenant buildings
 - Lot 1 - 1.5 AC
 - Lot 2 - 2 AC
 - Lot 3 - 2.76 AC
- Approximately 1.25 miles from I-40 at Exit 319 and less than 1/2 mile from McGee's Crossroads Elementary School and McGee's Crossroads Middle School
- Nearby retailers include CVS, Sheetz and Food Lion
- Traffic counts: 15,000 VPD on Hwy. 210

DEMOGRAPHICS

RADIUS	3 MILE	5 MILE	7 MILE
Population	11,133	33,093	61,088
Avg. Household Income	\$83,697	\$81,733	\$85,333
Business	195	459	1,134
Employees	1,403	3,417	8,706

U-HAUL

BENSON

CVS

210

SITE

50

15,000 VPD

SHEETZ

McGee's Crossroads
Elementary School

McGee's Crossroads
Middle School

Wiregrass Ct

Broom Sage Dr

Thuc Way

W Paige Wynd St

Greenleaf Rd





McGee's Crossroads
Middle School

McGee's Crossroads
Elementary School

♥ CVS

SHEETZ

50

210

PROPOSED SITE PLAN - FLEXIBLE & SUBJECT TO CHANGE



CONTACT FOR LEASING DETAILS

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.