

# HARNETT CROSSING

2200 West Cumberland Street, Dunn, NC 28334

RETAIL PROPERTY FOR LEASE



## Property Description

Shopping Center is anchored by Ollies, Five Below, Tractor Supply, Michaels, Planet Fitness, and Belk with excellent remaining vacancies.

## Property Highlights

## Offering Summary

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$15.00 SF/yr (NNN) |
| Number of Units: | 21                  |
| Available SF:    | 2,600 - 5,400 SF    |
| Lot Size:        | 21.28 Acres         |
| Building Size:   | 162,864 SF          |

| Demographics     | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------------|-----------|-----------|--------|
| Total Households | 28        | 195       | 839    |
| Total Population | 65        | 435       | 1,907  |

### Omar Minhas

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### Drew Angel

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## Lease Information

|              |                  |             |                     |
|--------------|------------------|-------------|---------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable          |
| Total Space: | 2,600 - 5,400 SF | Lease Rate: | \$0.01 - \$15 SF/yr |

## Available Spaces

| Suite    | Tenant    | Size (SF) | Lease Type | Lease Rate    | Description                                                                                                      |
|----------|-----------|-----------|------------|---------------|------------------------------------------------------------------------------------------------------------------|
| Suite 7  | Available | 2,600 SF  | NNN        | \$15 per year | Space in excellent condition and was recently occupied by Discount Furniture. Space is move in ready.            |
| Vacant   | Available | 3,485 SF  | NNN        | \$15.00 SF/yr | Suite was formerly a fashion retailer and is in good shape and would require minimum upgrades - paint and carpet |
| Suite 14 | Available | 3,430 SF  | NNN        | \$14.00 SF/yr | -                                                                                                                |
| Suite 4  | Available | 5,400 SF  | NNN        | \$12.00 SF/yr | -                                                                                                                |

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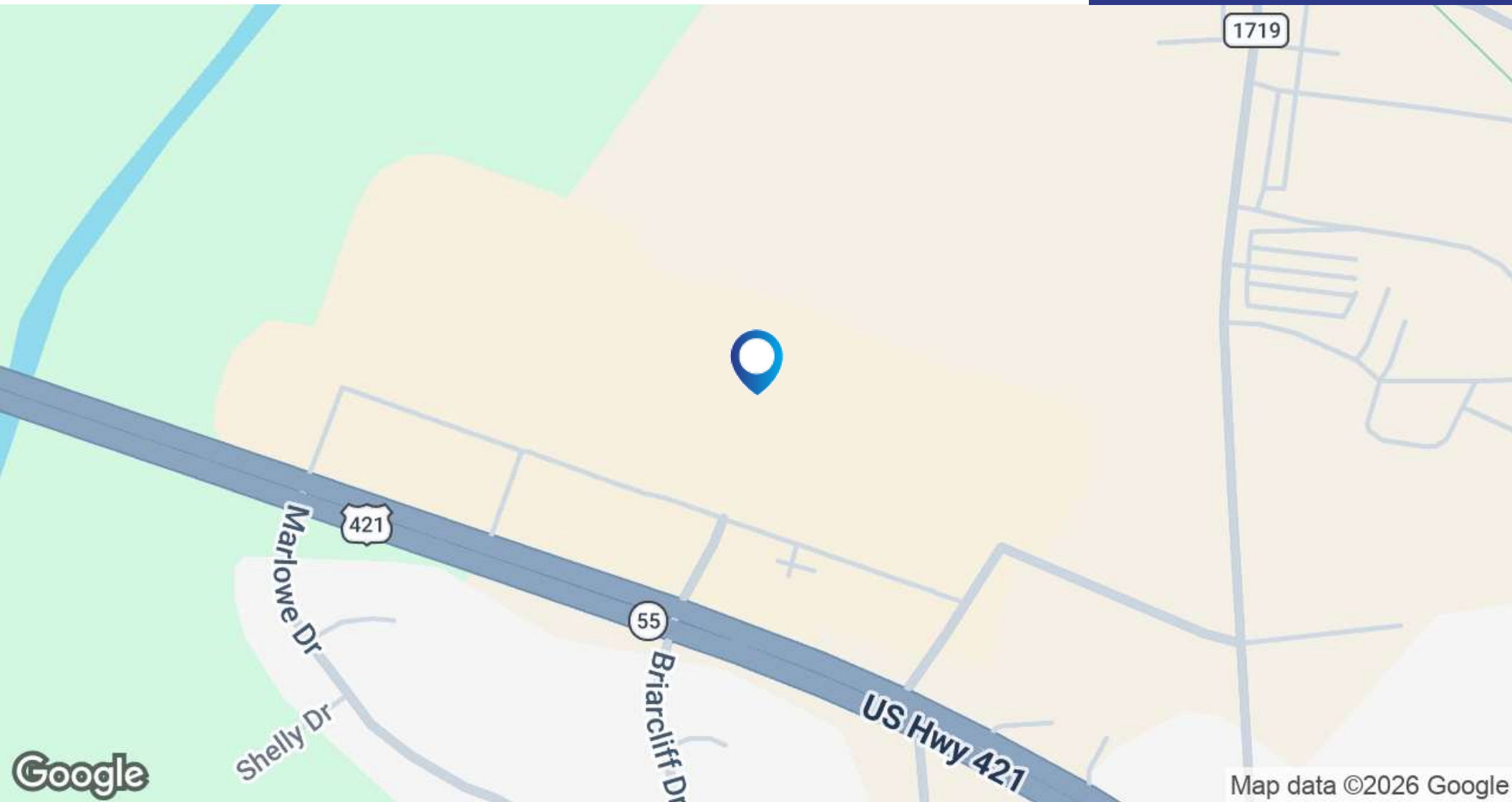
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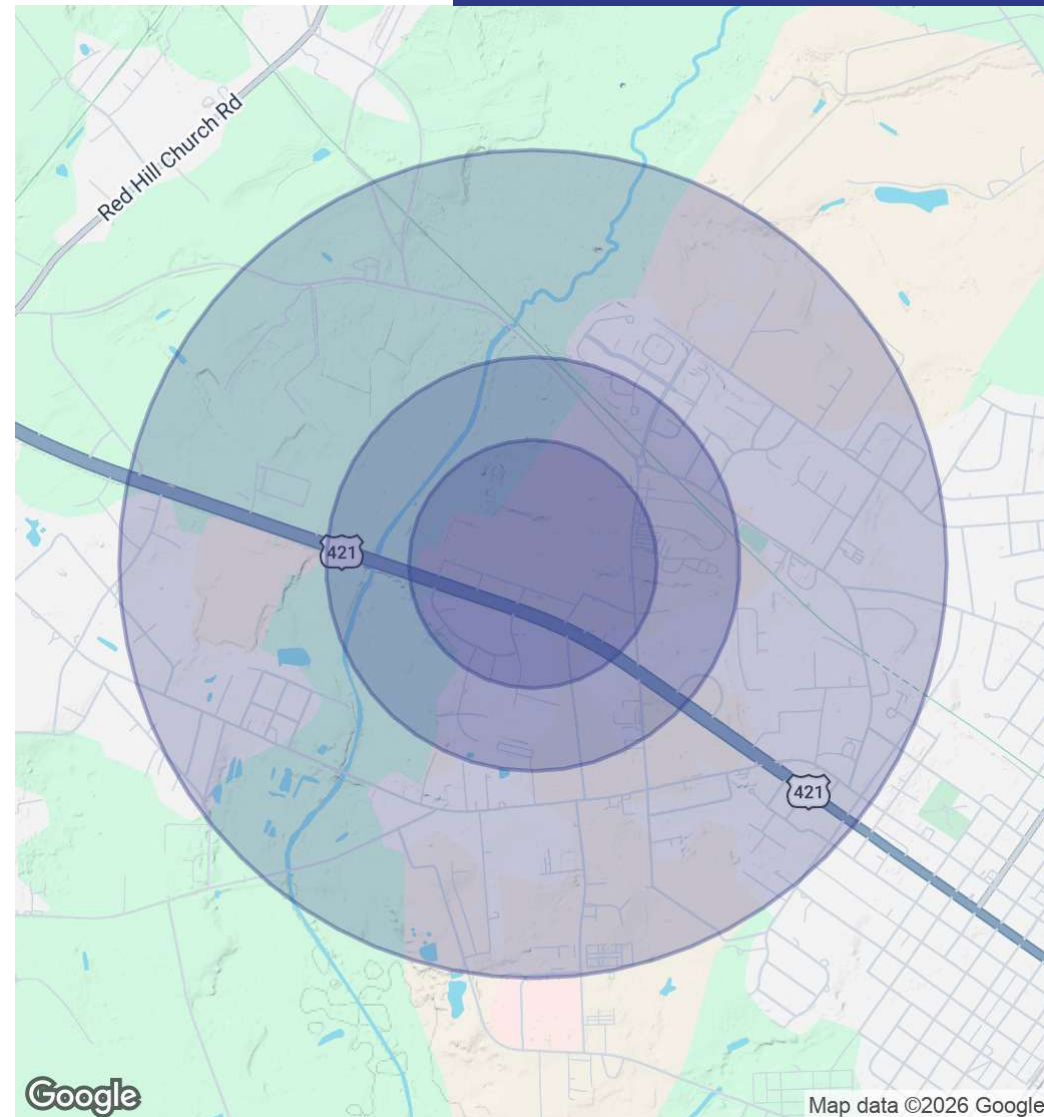
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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 65        | 435       | 1,907  |
| Average Age          | 42        | 44        | 44     |
| Average Age (Male)   | 39        | 41        | 42     |
| Average Age (Female) | 44        | 46        | 46     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 28        | 195       | 839       |
| # of Persons per HH | 2.3       | 2.2       | 2.3       |
| Average HH Income   | \$61,687  | \$68,251  | \$70,932  |
| Average House Value | \$273,035 | \$252,346 | \$229,943 |

2020 American Community Survey (ACS)



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