

AVAILABLE FOR LEASE

Montgomery Crossing

187 Montgomery Crossing
Biscoe, NC 27209

COLLETT & ASSOCIATES



Property Details:

- Inline shop space adjacent to Biscoe's Wal-Mart Supercenter.
- Located on W. Main St. (NC Hwy 27/24).
- Excellent signage and visibility.
- Area retailers include:



Demographics (5 – Mile Radius)

Population: 7,578
 Ave. HH Income: \$46,191
 Med. HH Income: \$35,561

Traffic Counts (2007):

NC Hwy 27/24" 19,000 VPD

- Biscoe serves as a retail hub for a large trade area that includes the townships of Troy, Candor, Robbins, Emery, and Star, NC.

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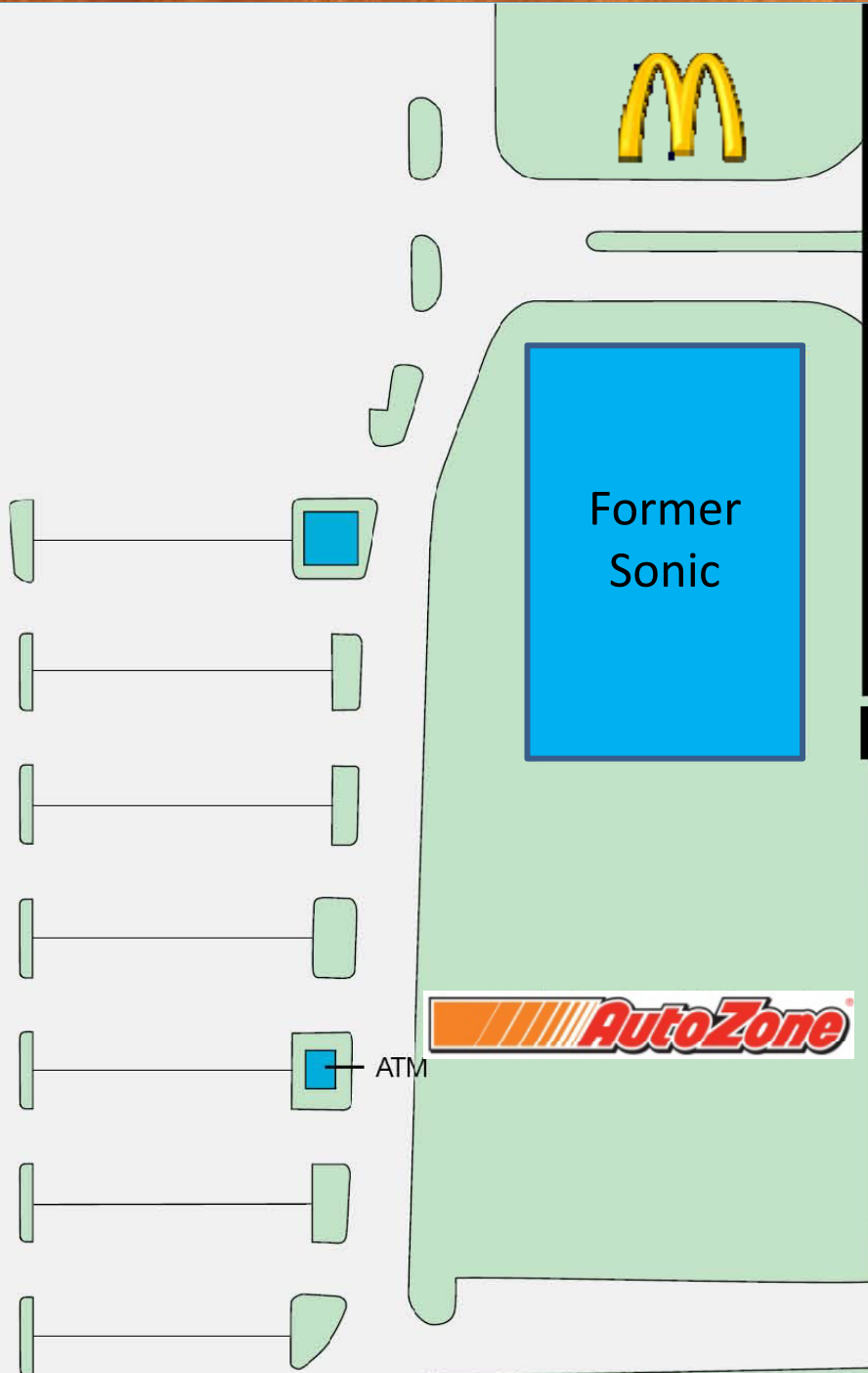
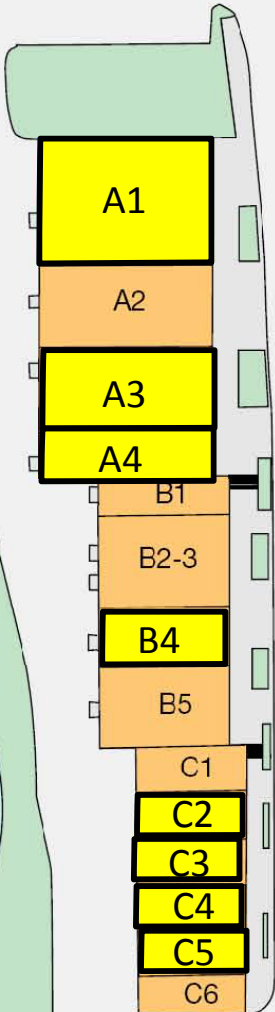


WAL★MART®

SUPERCENTER

(Not Included)

Detention Pond



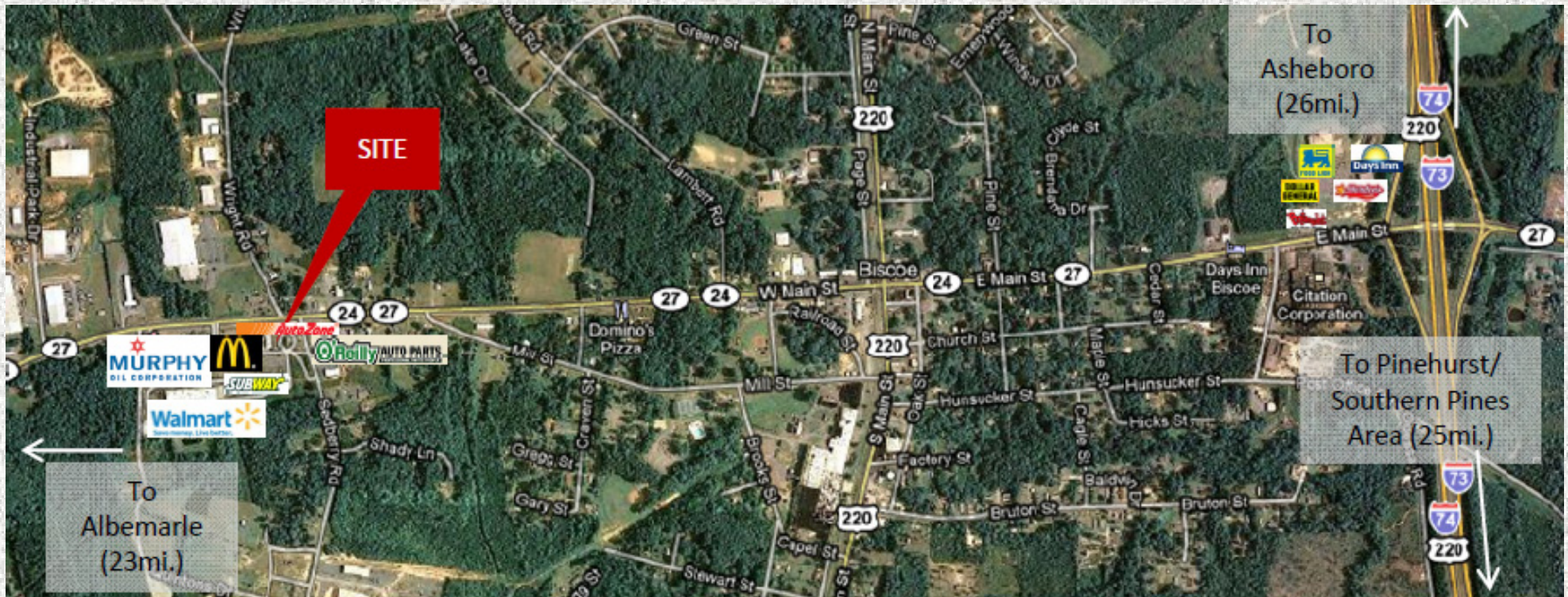
Tenant Roster

NO.	TENANT	SQ.FT.
A1	Available	4,000
A2	SHOE SHOW	3,200
A3	Available	3,600
A4	Available	1,440
B1	SUBWAY	1,200
B2-3	Coach's Cheeseburger	2,400
B4	Available	1,500
B5	Casa Mexicana Restaurant	2,100
C1	T- Nails	1,000
C2	Available	1,000
C3	Available	1,000
C4	Available	1,000
C5	Available	1,000
C6	3-D Wireless/ 	1,000
TOTAL		25,440

Available ATM Pad

24

27



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