

# OAK MANOR MARKET

610 N. First Street  
Mebane, NC 27302



*Oak Manor Market is ideally situated in the middle of Mebane's densest concentration of residential neighborhoods and is located north of downtown on North 1st Street (Hwy 119) at the intersection of East Stagecoach Road. Oak Manor is anchored by a 33,782 square foot Food Lion and 8,000 square foot Family Dollar. Mebane has experienced significant growth in retail and housing for the past several years with continued growth projected. In-line and outparcel opportunities are available.*



Barnett Properties, LLC is a commercial real estate firm, specializing in the development, leasing, and management of retail properties. The company is based in Henderson, North Carolina, and has properties in North Carolina, Virginia and Georgia.

## TRAFFIC COUNT

- 6,400 vehicles per day on N. First Street (Hwy 119) per 2009 traffic survey

## DEMOGRAPHICS

Miles	Population	Households	Average household income
1 mile	3,306	1,401	\$57,942
3 mile	14,542	5,974	\$58,356
5 mile	27,897	11,250	\$55,915

*\*based on 2000 US Census of Population and Housing and 2010 estimates*

## LOCATION

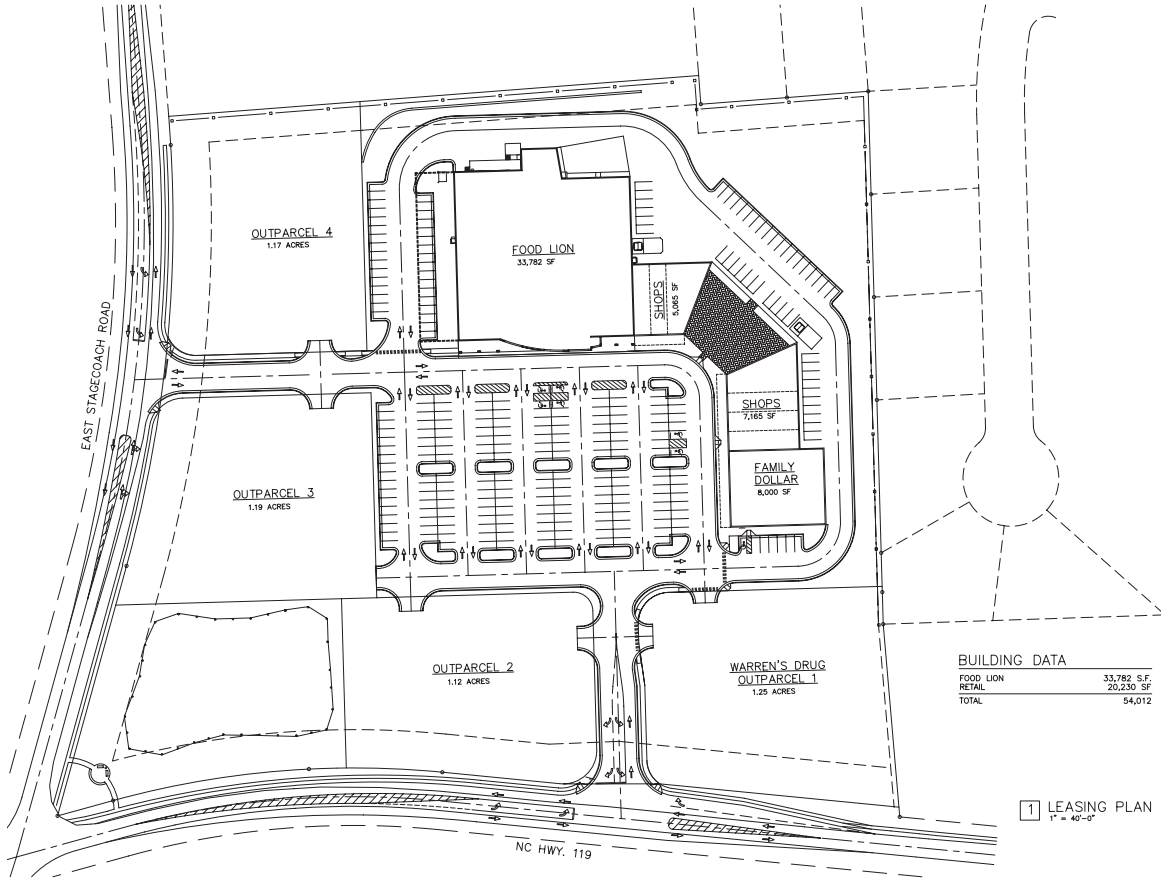


## CONTACT

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**BUILDING DATA**

FOOD LION	33,782 S.F.
RETAIL	20,230 SF
TOTAL	54,012

1 LEASING PLAN  
1" = 40'-0"

## TENANTS

SHOP	TENANT	SIZE
Anchor Tenant	Food Lion	33,782 sf
Anchor Tenant	Family Dollar (space available)	8,000 sf
Shop 1	Available	2,025 sf
Shop 2	Creekside Veternarian Office	3,040 sf
Shop 3	Available	2,665 sf
Shop 4	Subway	1,500 sf
Shop 5	Nail Salon	1,500 sf
Shop 6	China King	1,500 sf

