

Daycare or Retail Land Sale

914 South Fifth Street, Mebane NC

**Born
Commercial**



Relative Distances / Miles

Mebane Oaks Village / Lowes Anchor: Immediate
Mebane Medical Park / Alamance Regional: .6
Tanger Factory Outlets (approx. 80 Stores): .7
Walmart Supercenter: .8 miles
South Mebane Elementary School: 1.2 miles
Library / Downtown: 1.8 miles



For Sale

We are pleased to offer the following opportunity:

Overview:

Excellent location at Mebane's Interstate 40 Front Door: Mebane Oaks Road, Exit 154.

Parcel ID: Alamance County 164368

Size: 2.85 Acres

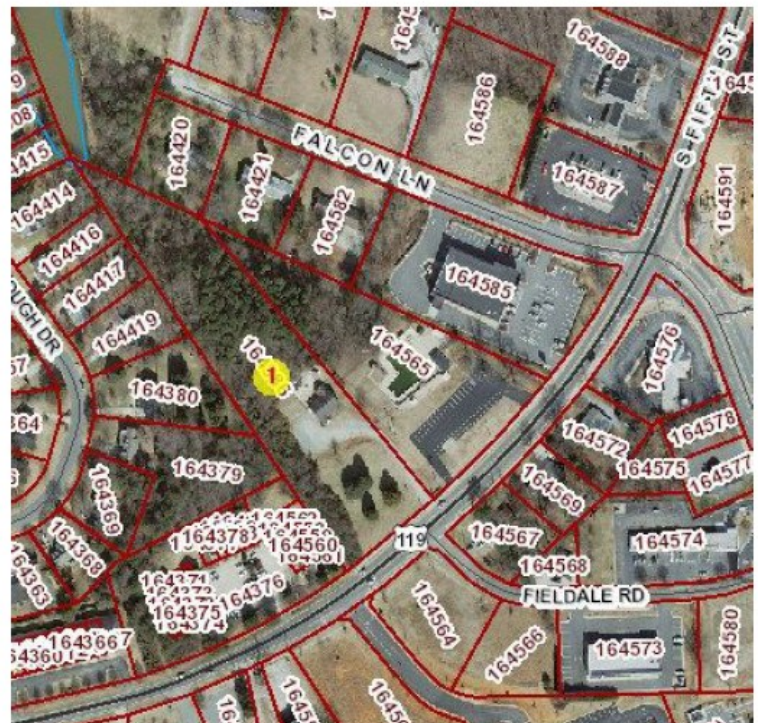
Zoning: B-2 (frontage); R-20 (rear areas)

Improvements: 1,552 SF day care built 1950

Traffic Counts: 10,000 – 15,000 VPD on S. Fifth Street and 26,000 VPD on Mebane Oaks Road (per DOT 2011 maps)

Asking Price: \$350,000 or \$2.82 SF

Per May 11, 2015's Alamance County: A Comeback Kid (TBJ), "More than 1,200 new jobs and more than \$250 million in capital investments have been announced there by new or expanding industries since 2012"



For details, contact:

Ken Born of Born Commercial: 703-980-7754 or ken@borncommercial.com

Sean Dowell of Dowell Commercial: 919-924-4137 or sean@dowellcommercial.com