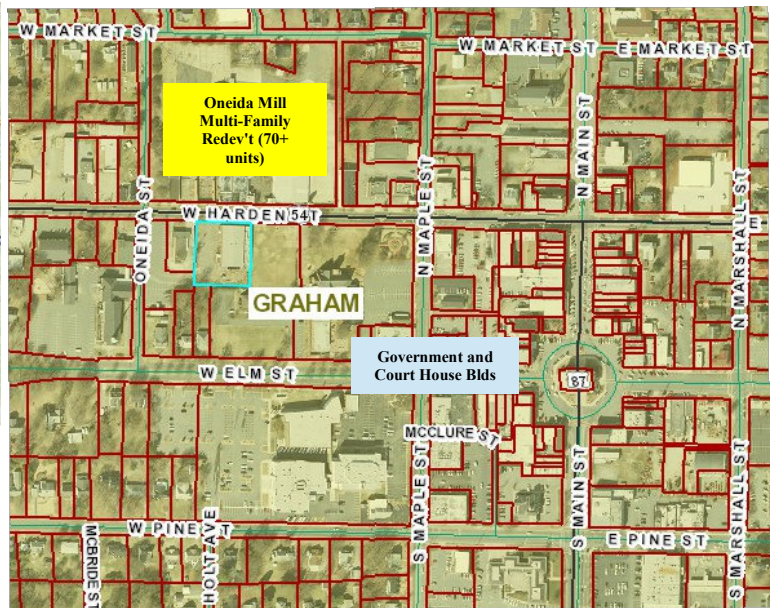
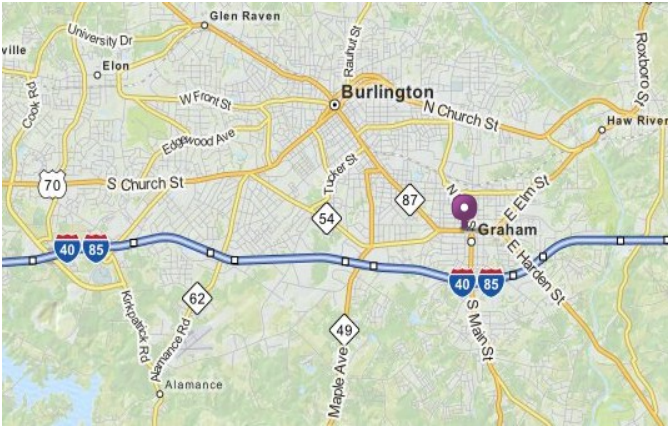


Scott Mebane Mill Historic Opportunity

Born
Commercial

220 West Hardin Street, Graham NC



This Property Offers:

Strong Alamance County Location: This well positioned property is located outside of active, downtown Graham. Graham is the county seat of Alamance County and has an concentration of governmental and legal uses. Though a small town of 14,000 persons, Graham is immediately adjacent to the populous city of Burlington (which is the 17th largest city in NC with a population of approx. 50,000 persons) and near the I-40 / I-85 thoroughfare.

Immediate Area: This opportunity is directly across Harden Street from the pending historic redevelopment of the 1880's Oneida Mill. Oneida Mill is to be converted to 70+ multi-family units with initial construction to begin in mid / late 2015. Within blocks of this building is downtown Graham, which allows for walkable access to retail amenities, county governmental offices, and other non-residential uses / users.

For details, contact:

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

Site Details:

Alamance County Parcel ID: 145514

Acreage: Approx. .8194 acres

Frontage: On West Hardin Street with traffic counts of 9-11K VPD per 2011 NC DOT maps.

Building SF: Approx. 22,647 SF over two floors. The first floor is approx. 15,000 SF.

Building Age: 1898.

Historic Entitlements: Property is on the National Register of Historic Places and is a candidate for historic tax credits. Use of these credits can significantly reduce any construction or development costs. If developed historically, this unique space will have an excess of large windows and high ceilings.

Space Layout: This property is currently mostly open space with a small office component. This building could easily be built out to suit any users need.

Potential Uses: Versatile building that could be developed into a small multi-family project, office / retail space, or otherwise.

Parking: Onsite private parking areas.

Pricing: For Sale at \$212,000 (\$9.26 SF).

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