

# FOR SALE - \$915,000.00

FAST FACTS



**OAKDALE**  
COMMERCIAL PROPERTIES

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## RETAIL SPACE AVAILABLE

19 Cotton Grove Rd / 19 E 10th Ave, Lexington, NC 27292

- Prime retail opportunity in Lexington
- Former convenience store site with existing concrete parking lot
- Underground storage tanks removed – NFA letters available
- High visibility location with strong daily traffic counts
- Convenient access to major Lexington corridors

### Property Details

- Lot Size: ± .56 Acres (24,394 SF)
- Building Size: 2,633 SF
- Zoning: B (Commercial)
- Traffic Count: 3,000 – 12,000 VPD
- Former Use: Convenience station with paved parking area

**Call Broker Brian Huckabee at 336-705-1679**

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Strategically located commercial site positioned within Lexington's established retail and service corridor, offering excellent redevelopment potential and steady daily traffic exposure. Call Broker Brian Huckabee at 336-705-1679.

