



**SIMMONS
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FOR LEASE
Southern Village Exchange
5442 Lamm Rd, Wilson, NC

Property Overview

Southern Village Exchange is a Class-A retail development currently under construction located at 5442 Lamm Road in Wilson, NC, located off exit 121 on I-95. With a scheduled Third Quarter delivery, the development is positioned within a strong retail and hospitality corridor along Raleigh Road situated near a growing residential area. The site also is conveniently located near the 264 interchange and perfectly located to attract commuters on the way home from work. The 8,816 SF center has favorable access to the traffic light at Lamm and Raleigh Road making it excellent for traffic in all directions.

Property Highlights

- Available: Suite 104-2,523 sq ft with Drive-Thru
- Base Rate: \$35/SF NNN
- Drive-thru opportunity available
- Located off exit 121 on I-95
- City of Wilson Zoning: General Commercial (GC)
- Strong national and regional brands close by



Floor Plan



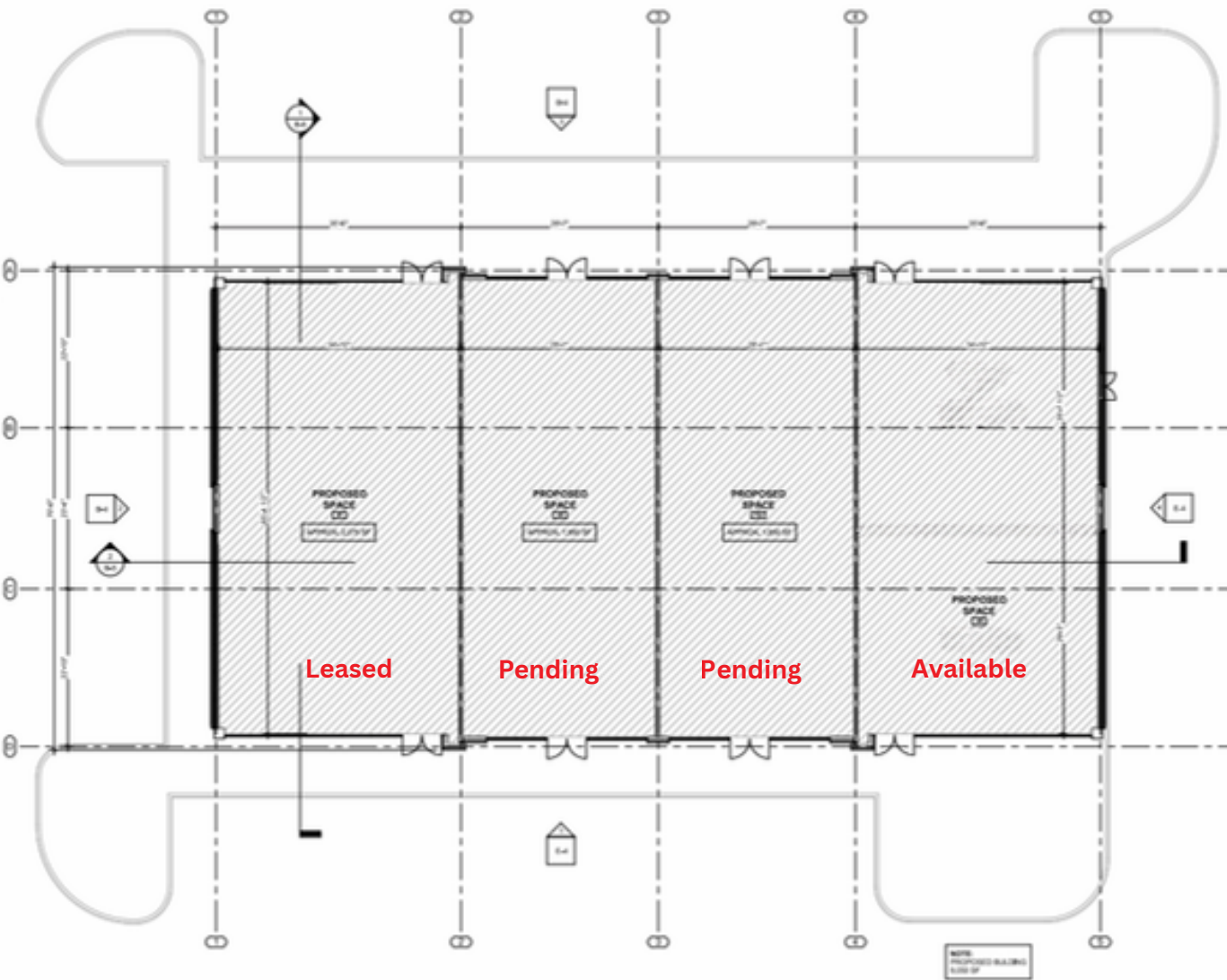
EXTERIOR PERSPECTIVE 1 SCALE: 1/8" = 1'-0"



EXTERIOR PERSPECTIVE 2 SCALE: 1/8" = 1'-0"



EXTERIOR PERSPECTIVE 3 SCALE: 1/8" = 1'-0"



Parcel Outline



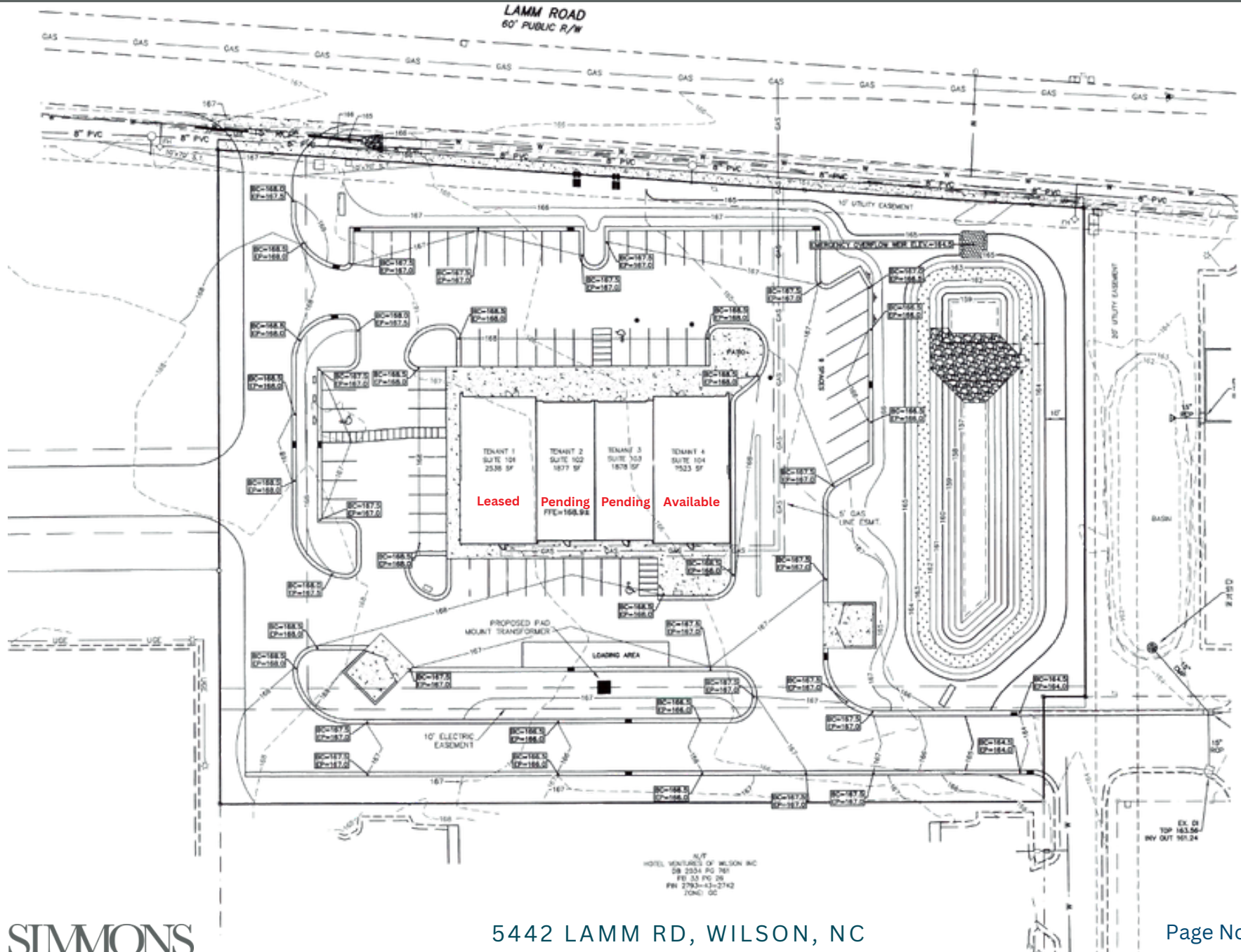
Surrounding Area



Property Photos



Site Plan



Market Overview



WILSON, NC HIGHLIGHTS

48K
Residents

34K
Total
Workforce

36K
I-95 Vehicles
Per-Day

71K
Total
Workforce

Population	1 Mile Drive		
	1 Mile Drive	3 Mile Drive	5 Mile Drive
Total Population	419	6,744	31,874
Median Age	42.5	38.5	43.3
Households & Income			
Total Households	169	2,934	13,689
# of Persons per HH	2.47	2.33	2.31
Average HH Income	\$73,070	\$71,551	\$88,927
Average Home Value	\$250,854	\$253,628	\$291,540



LARGEST EMPLOYERS



2,200
EMPLOYEES



1,900
EMPLOYEES



1,650
EMPLOYEES



986
EMPLOYEES



917
EMPLOYEES



850EMPLOY
EES



1,000
EMPLOYEES



500
EMPLOYEES



650
EMPLOYEES



640
EMPLOYEES

Property Location

RALEIGH, NC

42.1 MILES

RDU AIRPORT

52.7 MILES

GREENVILLE, NC

45.3 MILES



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