

Prime Commercial Opportunity on High-Traffic US Hwy 1 – 2,142 SF Freestanding Building

-- | 3.0 | \$2,142
BEDS | BATHS | RENT

(252) 654-2844
alfproperties.com



PROPERTY ADDRESS

3540-B US Hwy 1
Kittrell, NC 27544

SQUARE FEET: 2,142 AVAILABLE: Now

DESCRIPTION

Position your business for success with this versatile commercial property located at 3540-B US Hwy 1 in Kittrell, NC. Boasting exceptional visibility and frontage along a major corridor, this 2,142 sq ft freestanding building is ideal for retail, food service, office, or mixed-use operations.

Key Features:

- 1,054 sq ft open retail space with large front windows
- 257 sq ft kitchen area
- 429 sq ft back room
- Separate men's and women's restrooms
- Two private offices and dedicated storage area
- Ample parking in front with additional space in the rear

Strategically situated along US Hwy 1, this property benefits from high traffic counts—over 12,000 vehicles per day—ensuring maximum exposure for your business. The layout offers flexibility to accommodate various business needs, whether you're expanding an existing enterprise or launching a new venture.

Don't miss this opportunity to establish your presence in a growing area with significant commercial potential. Contact us today to schedule a private tour.

PET POLICY

- Cats not allowed
- Dogs not allowed

RENTAL TERMS

Rent	\$2,142
Security Deposit	\$2,142
Application Fee	\$45



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