



+/- 1,300 SF AVAILABLE TO LEASE

LEASE OVERVIEW

AVAILABLE | UNIT 117

LEASE PRICE | \$3,000

SQUARE FEET | +/- 1,300 SF

LEASE TYPE | NNN

ZONING | HIGHWAY COMMERCIAL

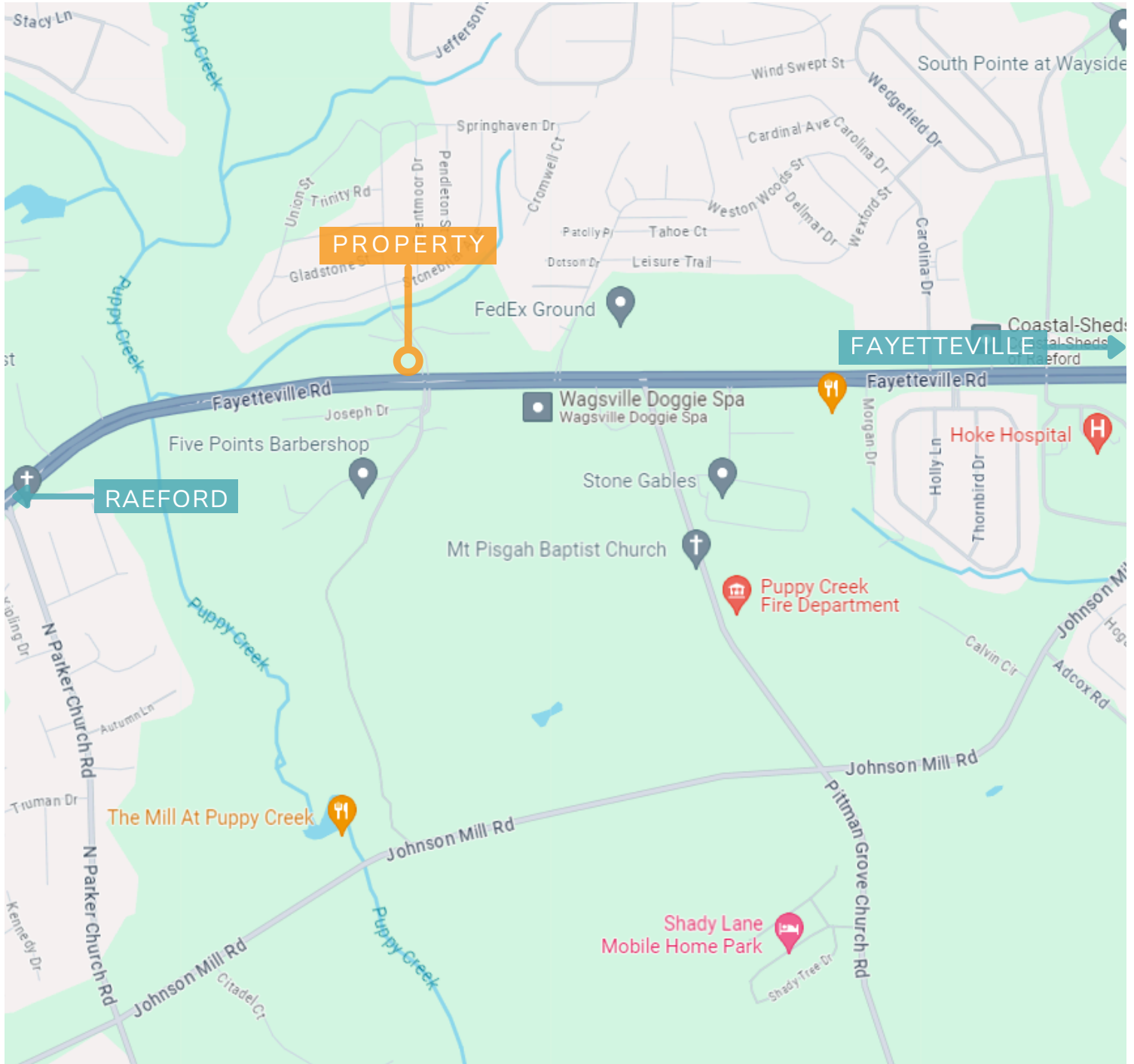
Prime leasing opportunity at the Shoppes at Bedford, located at the entrance of the 250+ home Bedford subdivision. This retail center offers one remaining +/- 1,300 SF unit. Positioned along the high-traffic Fayetteville Rd (US Hwy 401) corridor connecting Fayetteville and Raeford, with approximately 29,000 vehicles per day. Offered as a NNN lease, with the first-year total monthly rent plus TICAM estimated at \$3,000. Tenant responsible for utilities.

GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

RETAIL MAP

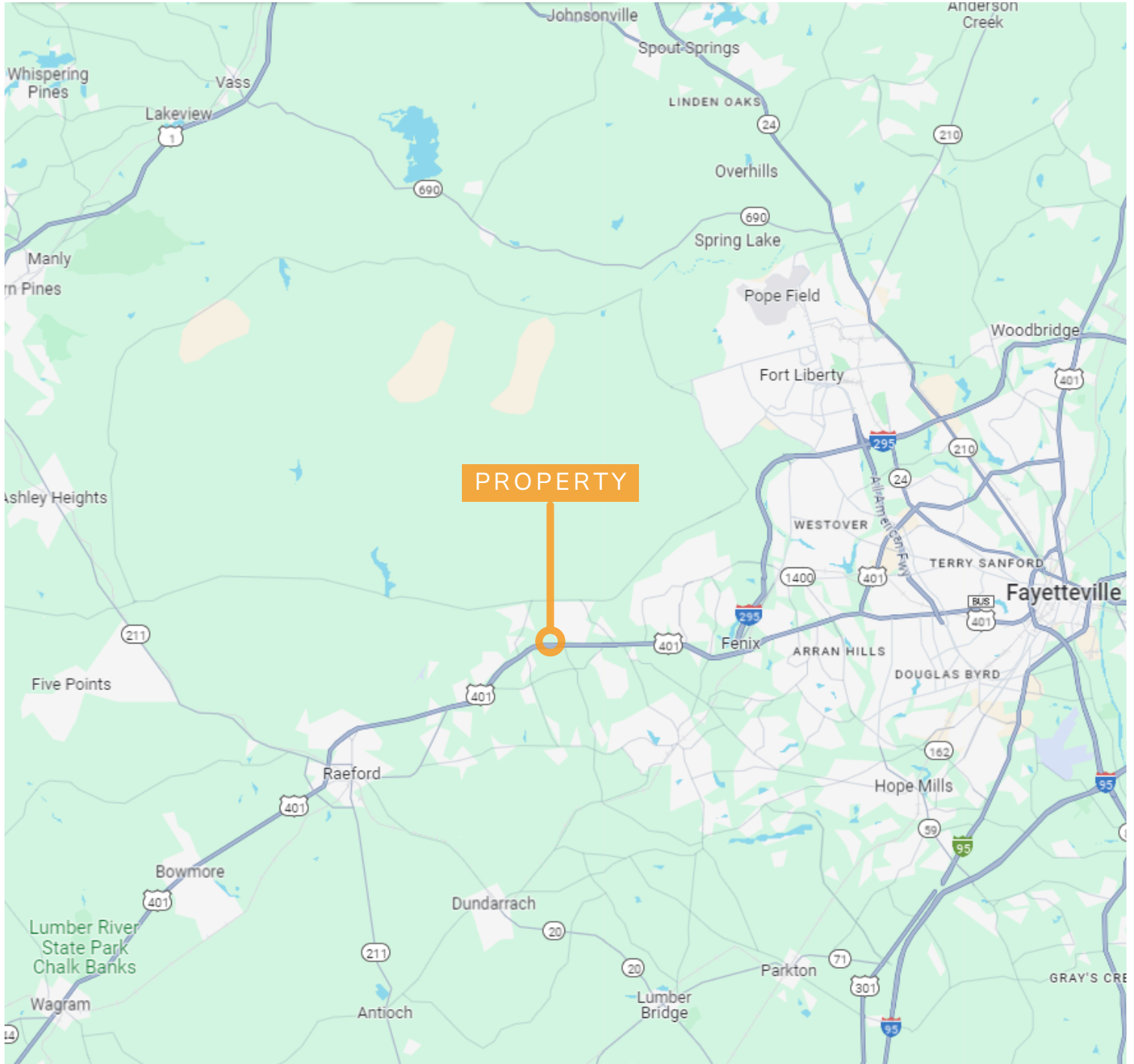


GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

LOCATION MAP



GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM