

Tanger  
Outlets

Cole Haan

GYMBOREE OUTLET  
RACK ROOM SHOES

ANN TAYLOR  
FACTORY STORE

SKECHERS

NEW HOMES | From the  
\$190's

DAN RYAN  
BUILDERS

CONE HEALTH  
MedCenter  
Mebane  
URGENT CARE

OUTPARCELS  
AVAILABLE

919.576.2680



Julie Augustyn  
Karl Hudson IV, CCM

foundrycommercial.com

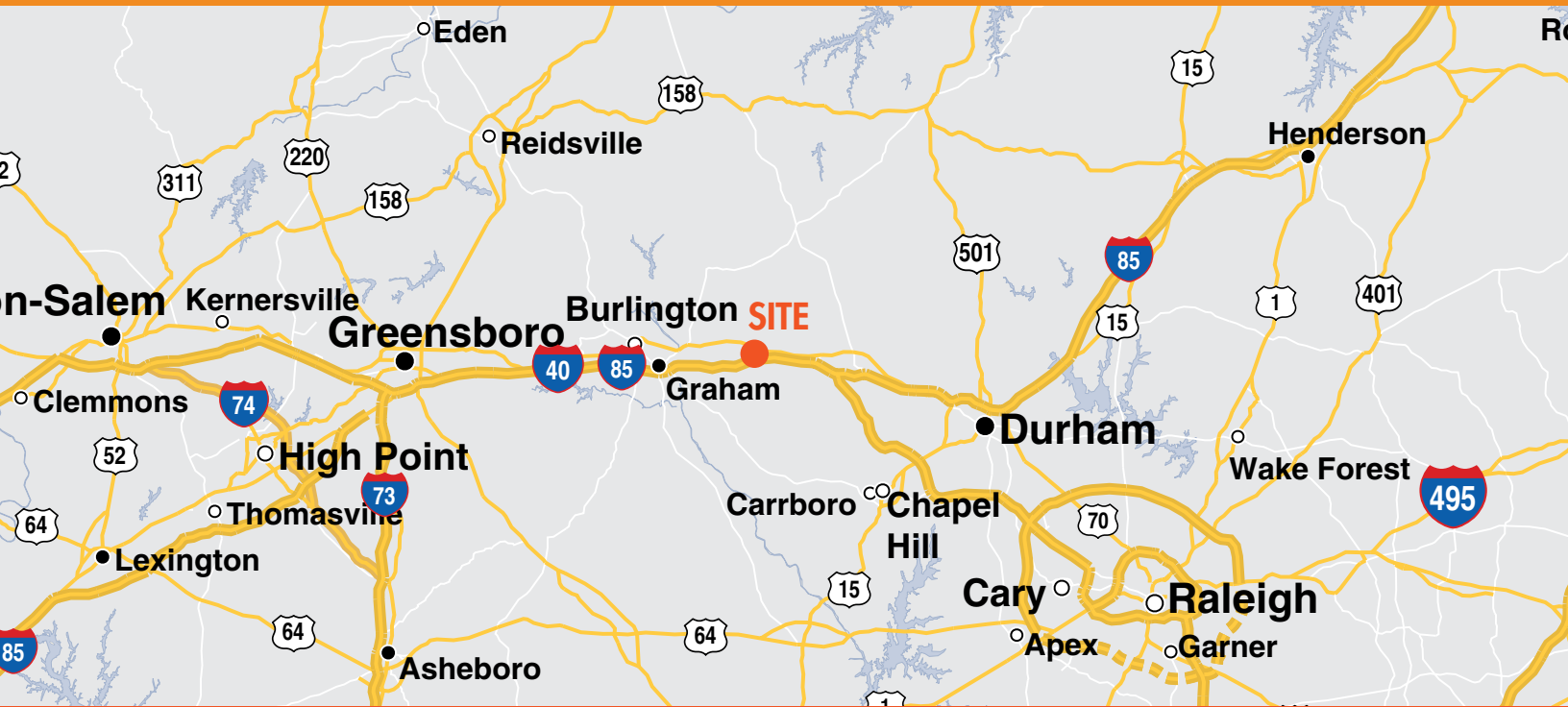
# MEBANE OUTPARCELS I-85/I-40 & MEBANE OAKS ROAD

MEBANE, NORTH CAROLINA

PARCELS FOR SALE OR LEASE  
±1.10 - 2.36 ACRES

# MEBANE OUTPARCELS

## HIGH PROFILE PARCELS FOR SALE OR LEASE



### PROPERTY FEATURES

- Parcels available with shared access to Tanger Outlets (approximately 4.5 million visitors per year)
- Strategically located midpoint between Raleigh and Greensboro in high growth area of Mebane, including new Walmart and Lidl distribution facilities
- Excellent access from I-40/I-85 at Mebane Oaks Road
- Arrowhead pylon signage available

### AREA RETAILERS



### BUILDING FEATURES

PARCELS AVAILABLE	±1.10 - 2.36 ACRES
ZONING	B-2 PUD - General Business District
LIST PRICES	Call for details

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 ESTIMATED POPULATION	4,185	19,710	32,193
2022 PROJECTED POPULATION	4,423	20,698	33,807
EST. HOUSEHOLD INCOME	\$73,961	\$76,383	\$79,096

### TRAFFIC COUNTS

I-85/I-40	106,000 VPD
MEBANE OAKS ROAD	25,000 VPD

For more information, please contact:

**JULIE AUGUSTYN**  
Senior Vice President  
(919) 576 2694  
julie.augustyn@foundrycommercial.com

**KARL HUDSON IV, CCIM**  
Senior Vice President  
(919) 987 1012  
karl.hudson@foundrycommercial.com

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**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)



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## HIGH PROFILE PARCELS FOR SALE OR LEASE

### AERIAL



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 Senior Vice President  
 (919) 576 2694  
[julie.augustyn@foundrycommercial.com](mailto:julie.augustyn@foundrycommercial.com)

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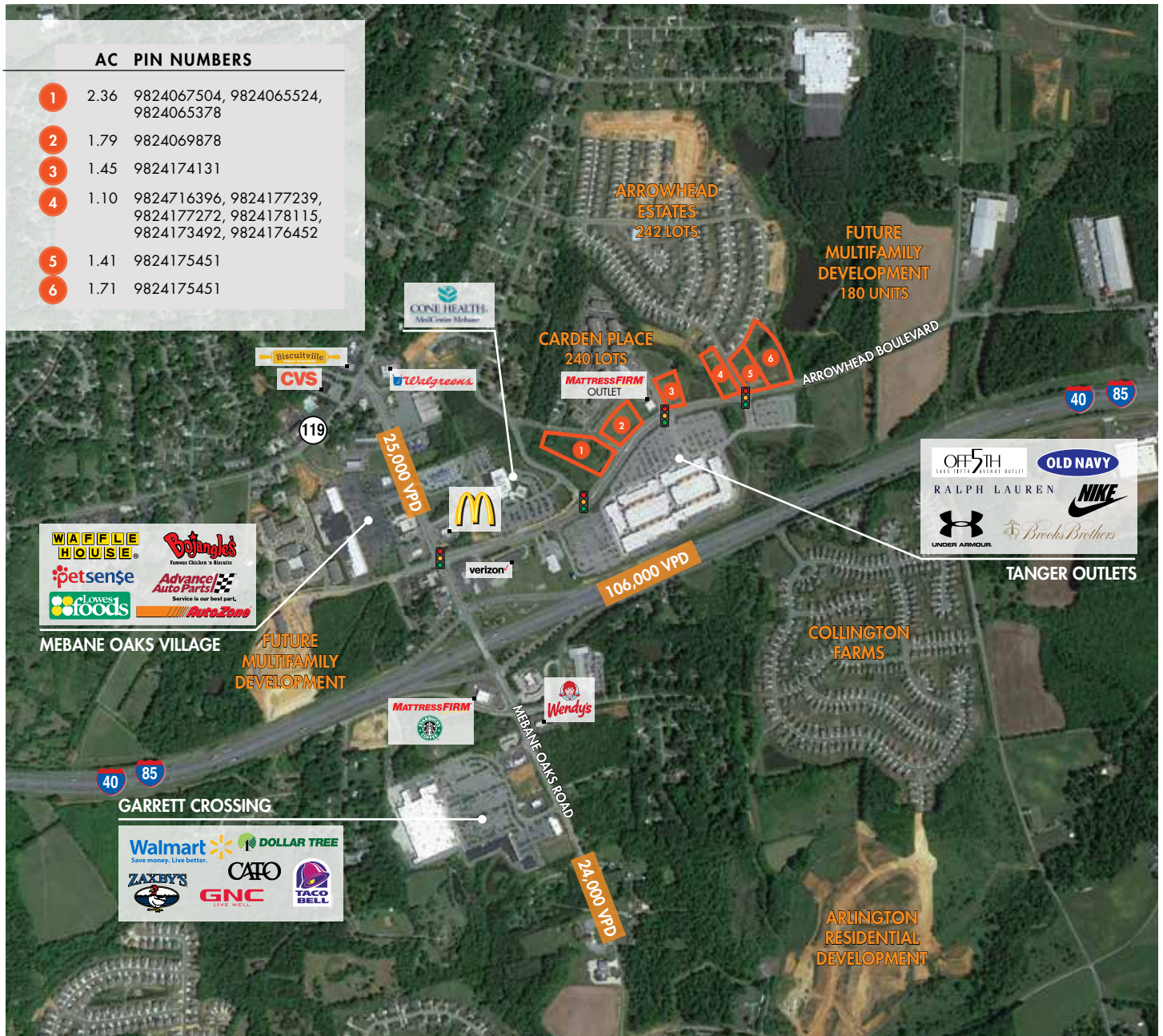
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### RETAIL AERIAL



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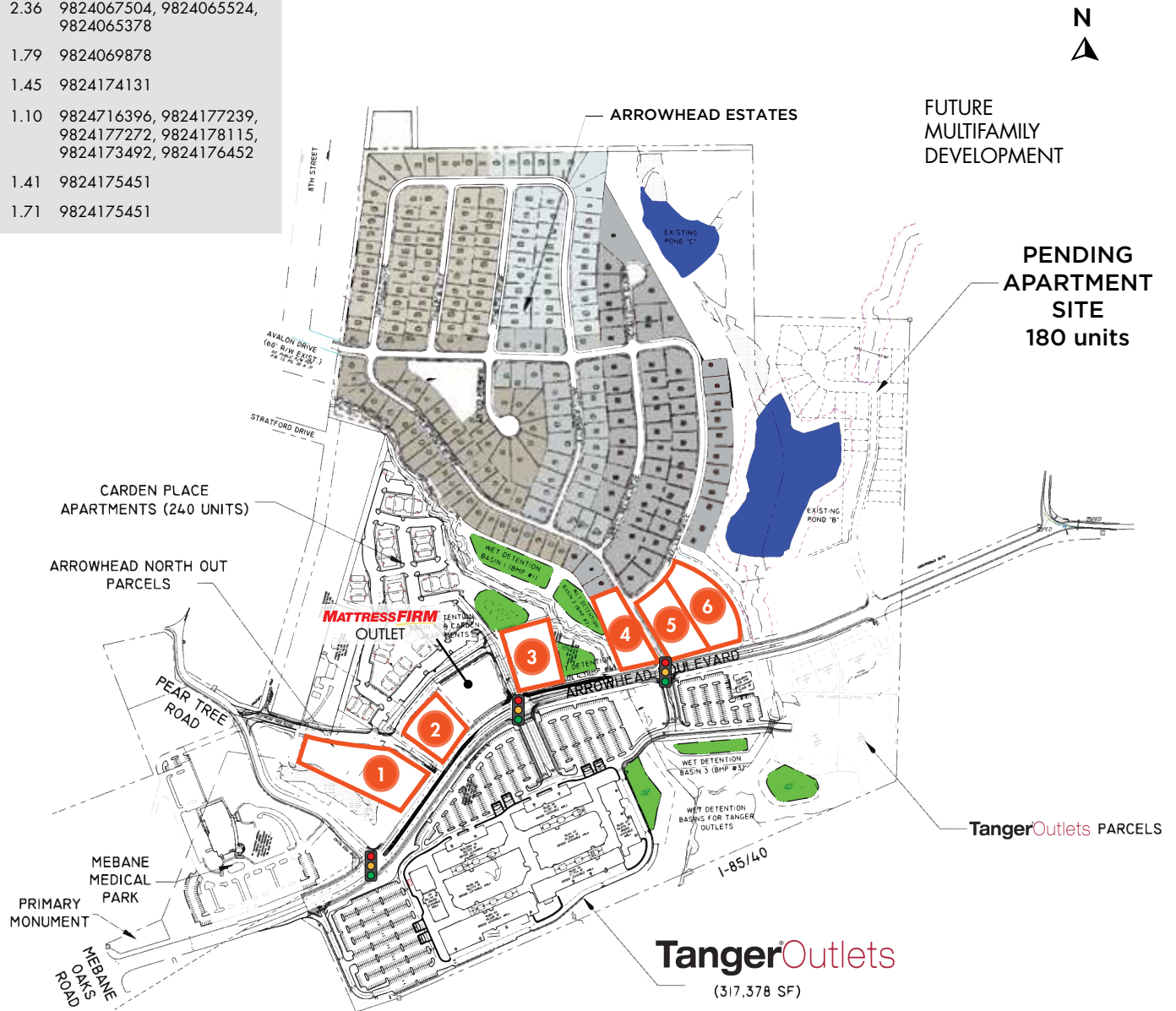
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### SITE PLAN

AC	PIN NUMBERS
1	2.36 9824067504, 9824065524, 9824065378
2	1.79 9824069878
3	1.45 9824174131
4	1.10 9824716396, 9824177239, 9824177272, 9824178115, 9824173492, 9824176452
5	1.41 9824175451
6	1.71 9824175451



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