

318 N. MAIN STREET
±7,736 SF Office Space
SPACE FOR LEASE
LEXINGTON, NC

Hubbard
COMMERCIAL



AVAILABLE:

±2,777 to ±4,959 SF

USES:

Retail, Office, or Warehouse

ZONING:

UD (Uptown District)

CURRENT TENANTS:

RHA Health Care, Direct Auto Insurance,
Lexington Youth Theater Inc.

LOCATION:

From US-52 South, take the NC-8 exit, Exit 92, towards
Lexington. Turn left onto Winston Rd/NC-8. Continue to
follow NC-8. Turn right onto N. main St/US-29 Bus S.
The property will be on your right.

SUMMARY:

High visibility property on Main Street in uptown
Lexington, North Carolina.

HUBBARD COMMERCIAL, LLC

1598 WESTBROOK PLAZA DR, SUITE 200
WINSTON-SALEM, NC 27103
www.hubbardcommercial.com

CASSIE TAYLOR

Property Manager
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OVERVIEW

YEAR BUILT / RENOVATED:

Renovated 2004

BUILDING SIZE:

18,400 SF

LEASE RATE:

\$2.00 — \$3.00 / PSF

PROPERTY INFO:

- Great visibility
- Signage available
- Basement & 2nd floor
- Unfinished open space on two levels:
 - Will subdivide
 - 318-C: 2nd Floor - 4,959 SF
 - 318-B: Basement - 2,777 SF
- Limited onsite parking
- Walking distance to dining and retail

DEMOGRAPHICS

- Population:
 - 1- Mile = 4,188
 - 3- Mile=18,499
 - 5- Mile=29,137
- Average Household Income:
 - 1-Mile=\$33,518.80
 - 3-Mile= \$41,207.59
 - 5-Mile=\$45,184.58

