

DOWNTOWN GRAHAM OFFICE/RETAIL SPACE FOR SALE



102 E. Pine St.

Graham, North Carolina 27253

Property Features

- Approximately 2,722 SF
- Owner occupies 1,386 SF – would need +/- 45 days to vacate
- 1,336 is leased to local nutrition company for \$1,800/month gross
- Condo Association Dues \$263.21 – Covers Insurance, water, trash, building exterior maintenance, parking lot & grounds
- Excellent opportunity for owner/user with built in Tenant
- **Demographics:**

2016	1 Mile	3 Miles	5 Miles
Population	6,927	40,119	78,486
Total HH	2,914	15,769	31,492
Avg. HH Income	\$41,280	\$45,907	\$51,627



For Sale: \$299,000

For more information, contact:

Howard Hawks, CCIM

+1 336 358 3241 • hhawks@naipt.com

Bob Lewis, CCIM

+1 336 584-9033 • blewis@naipt.com

NAIPiedmont Triad

3005 S. Church St.
Burlington, NC 27215
336-358-3241
naipt.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

