



Medical, Office or Retail For Lease
209 Aquadale Rd
Oakboro, NC 28129

PROPERTY OVERVIEW

ABOUT

± 3,856 SF of second generation space available for lease. Oakboro Family Dentistry relocated to the premises in early 2019, making the neighboring suite ideal for medical, office or retail tenants in need of high visibility, foot traffic and convenience.

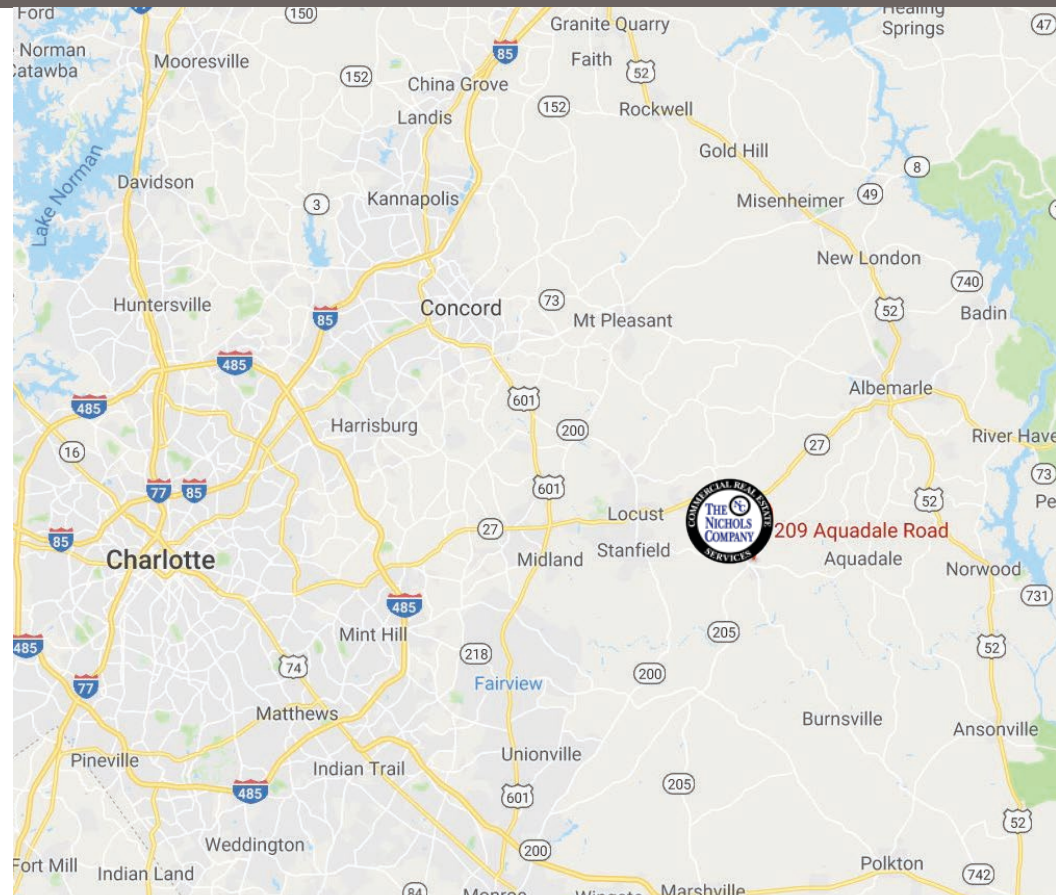
PROPERTY DETAILS

- ± 3,856 SF Available for Lease
- \$11/SF NNN
- Ample parking
- Signage available on building facade
- +/- 35 miles east of Uptown Charlotte, between Locust and Albemarle
- Centrally located in Oakboro Plaza, anchored by Food Lion
- Neighboring tenant detail: <https://oakborofamilydentistry.com/>

ABOUT THE TOWN

Oakboro is a small town in western Stanly County, North Carolina with a population of approximately 1800 people. Nearby communities, usually centered around country churches, bring another thousand or more into the greater Oakboro area. Oakboro is a safe, friendly town with a culturally diverse population. A warm feeling of community spirit and pride exists with a healthy respect for the past, a caring attitude toward the present, and a far-reaching vision for the future. The character of the town is defined by its businesses and institutions, and its neighborhoods.

Demographics	1 Mile	3 Mile	5 Mile
Est. Population	1,263	4,194	8,612
Households	516	1,673	3,375
Average HH Income	\$63,290	\$62,954	\$62,397
Traffic Counts: Aquadale Rd. 4,300 VPD			

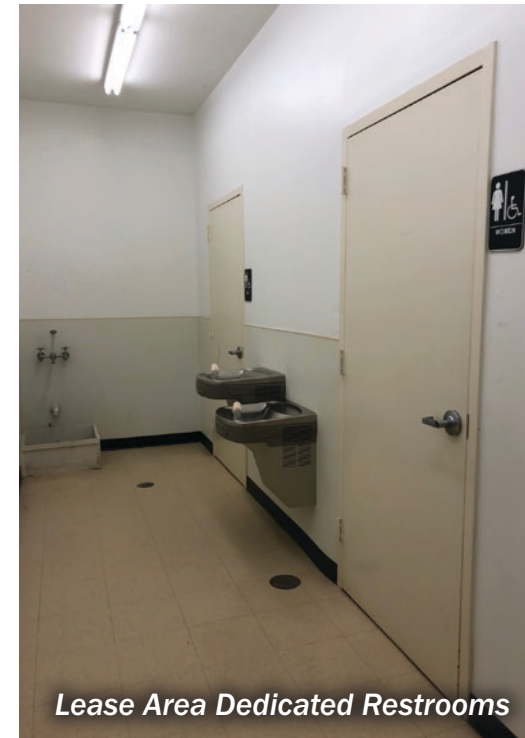




Exterior



Common Area Restroom



Lease Area Dedicated Restrooms

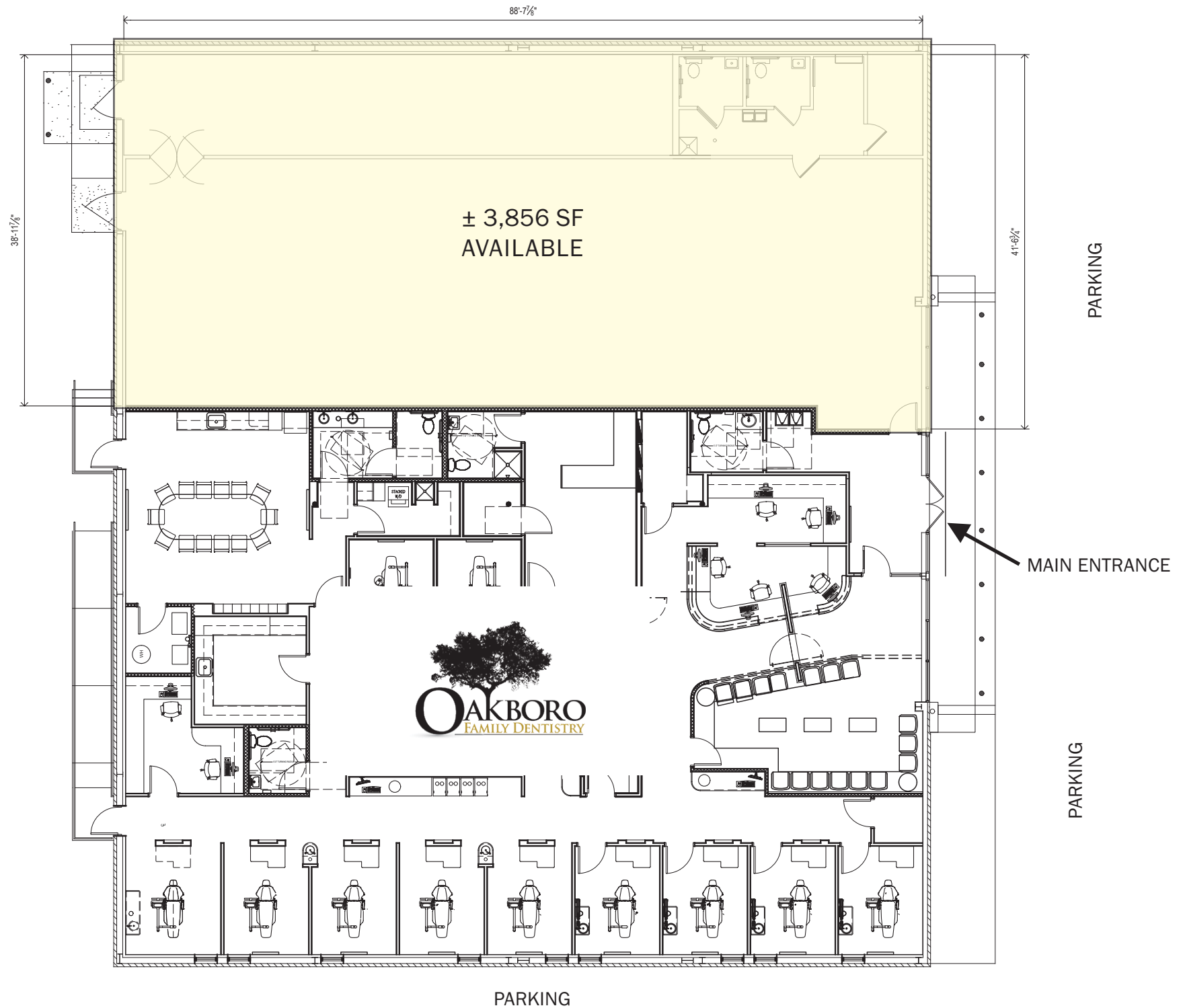


Interior of Lease Area



Common Area Entrance to Suite

FLOOR PLAN



MARKET OVERVIEW



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