DART RETAIL

DartRetail.com
Mebane, NC



MEBANE OAKS CENTER

3890 Brundage Lane. Mebane, NC 27302

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DEMOGRAPHICS

1 MILE

7,544 Estimated population	3,190 Estimated daytime population	$127,944 Average household income	3,077 Households

3 MILE

25,706 Estimated population	9,272 Estimated daytime population	$113,514 Average household income	10,669 Households

5 MILE

42,785 Estimated population	12,449 Estimated daytime population	$112,982 Average household income	17,387 Households

DRIVE TIME POPULATION

5 Min	7,097	10 Min	30,562	15 Min	97,917

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SITE PLAN

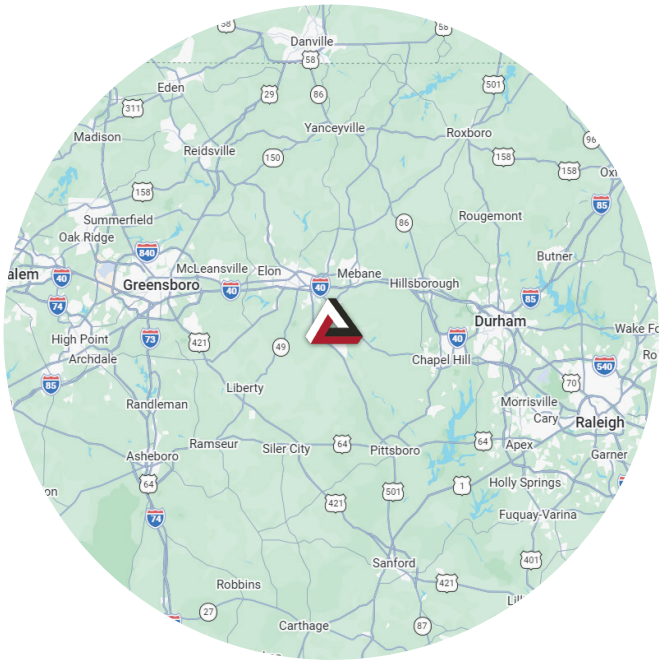
SUITE	TENANT	SIZE
3880	Maxx Tobacco	5,000 SF
3886	Available	1,500 SF
3890	Starbucks	1,850 SF



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HIGHLIGHTS

- Up to 1,500 SF of retail space available for lease.
- Highly visible from I-85/I-40 Exit 154 ramp (8,800 VPD), with a tall pylon sign visible from I-40/I85 (98,500 vehicles per day).
- Mebane Oaks Center's tenants include the highest-performing Starbucks in the triad.
- Located close to the Tanger Outlets, a popular shopping destination with over 50 name-brand/ designer stores, and less than a mile from Alamance Regional Mebane Medical Park.
- Since 2023, within a 3-mile radius of the property, the population has increased by 10.9%, and the average household income has increased by 26.4%.
- In Association with: Adam L Slutzky - NC License #219628



28,500 on Mebane Oaks Rd.
8,800 on I-40/I-85 Ramp

Full access from two points on Brundage Ln.

Pylon and front facade signage available.



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