



MEBANE OAKS CENTER

365 Fayette Place, Fayetteville GA 30214



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

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

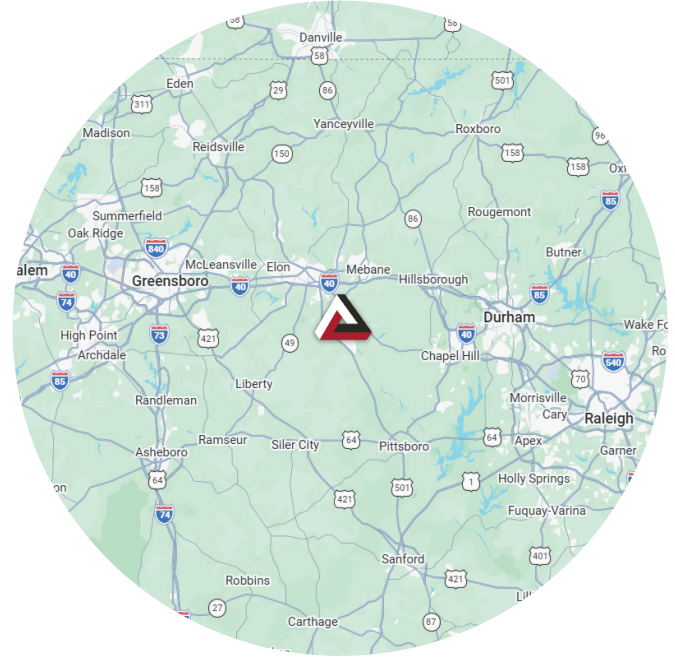
SUITE	TENANT	SIZE
3880	Maxx Tobacco	5,000 SF
3886	Available	1,500 SF
3890	Starbucks	1,850 SF



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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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