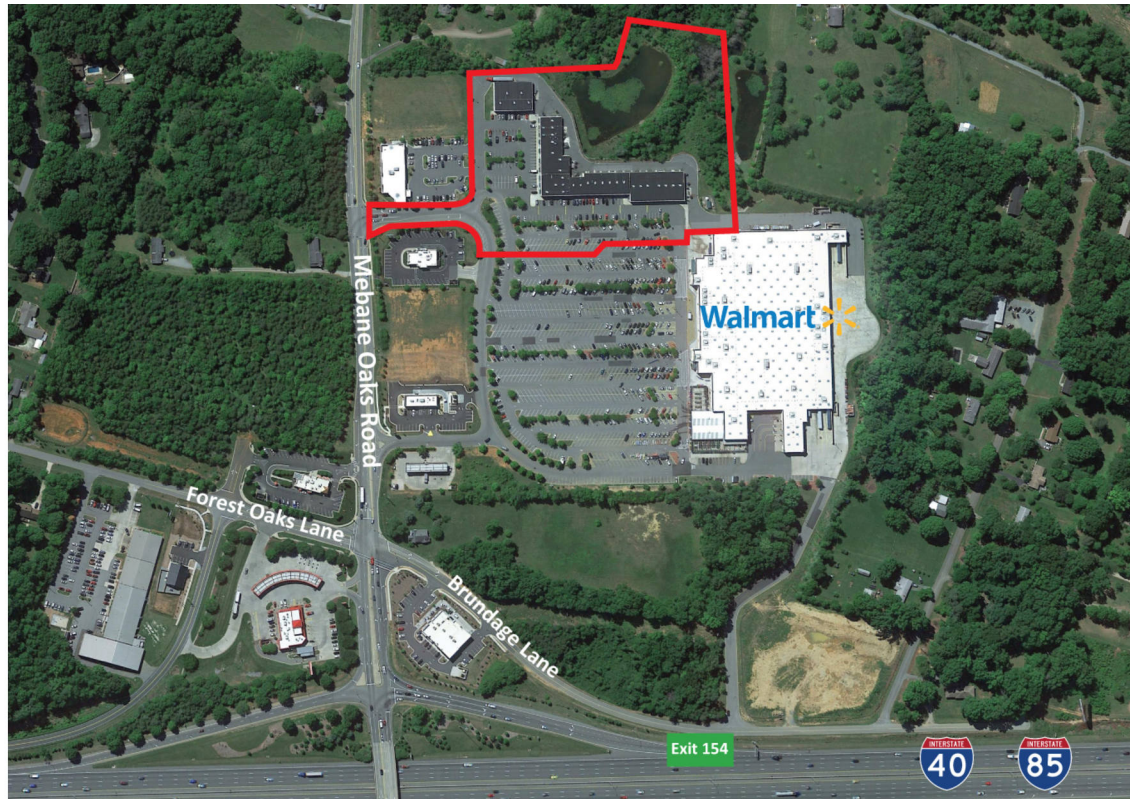


Mebane, NC 27302

1318 Mebane Oaks Road

Garrett Crossing

RIVERCREST
REALTY
INVESTORS



- **Anchors:** Walmart Supercenter
- **Key Tenants:** Dollar Tree, GNC, T-Mobile, Allstate Insurance, Cato, GameStop, Great Clips
- **GLA:** 45,390 SF
- **Year Built:** 2005
- **Parking Ratio:** 5.8/1,000 SF
- **Average Daily Traffic:**
11,667 VPD - Mebane Oaks Road
96,211 VPD - I-85

Distance	3 Mile	5 Mile	7 Mile
Population	23,297	38,526	64,780
Average Household Income	\$89,467	\$89,562	\$84,068



Leasing contact: Jimmy Conder · (919) 926-3115 · jconder@rivercrestrealty.com

www.rivercrestrealty.com

Mebane, NC 27302

1318 Mebane Oaks Road

RIVERCREST
REALTY
INVESTORS

Garrett Crossing

Tenants

10	Dollar Tree	8,480 SF
70	Lovely Bows	1,198 SF
80	Ciao Pizza	2,395 SF
100	China Garden	1,205 SF
110	VIP Gifting	1,810 SF
120	Rent-A-Center	4,016 SF
140	T-Mobile	2,754 SF
160	Hwy 55 Burgers, Shakes & Fries	2,008 SF
170	Tobacco Vapes	996 SF
180	Available	1,025 SF
190	Great Clips	1,147 SF
200	Happy Nails	1,215 SF
210	Regional Finance	1,210 SF
220	Lee Foot Spa	1,210 SF
230	Burney's Sweets & More	1,200 SF
240	GameStop	1,483 SF
250	Sakura Grill	1,595 SF
260	Available	1,587 SF
270	Cato	4,000 SF
290	H&R Block	1,633 SF
300	Sally Beauty Supply	1,593 SF
310	Cricket Wireless	1,587 SF



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