

# 1731 N ROBERTS

1731 N ROBERTS AVENUE  
LUMBERTON, NC 28358



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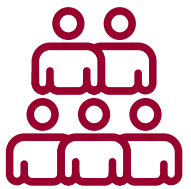

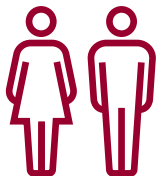
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

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**DEMOGRAPHICS**

	<u>3 MILES</u>	<u>5 MILES</u>	<u>7 MILES</u>
 Population	12,292	27,488	38,779
 Average HH Income	\$74,264	\$60,879	\$59,153
 Daytime Population	16,392	36,238	44,376
 Number of Businesses	972	1,783	1,975
 Number of Employees	11,402	22,853	24,957

**PROPERTY HIGHLIGHTS**

- Base rate: \$5.50/SF/yr, NNN  
TICAM: \$1.43/SF,yr
- Located at the intersection of N. Roberts Avenue and E. Elizabethtown Road
- Less than 2 miles from I-95 (Exit 20)
- Co-tenants include IGA Fresh Foods, CitiTrends and For U Beauty
- Entrances on both N. Roberts Avenue and E. Elizabethtown Road
- Pylon signage available on N. Roberts Avenue
- Convenient to Southeastern Regional Medical Center and Downtown Lumberton
- Traffic counts: 19,500 VPD on N. Roberts Avenue  
9,500 VPD on E. Elizabethtown Road



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TENANT ROSTER		
SUITE	TENANT	SF
1	AVAILABLE	35,748 SF
2	CitiTrends	24,255 SF
3	IGA Fresh Foods	22,260 SF
4	For U Beauty	7,000 SF



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**RETAIL FOR LEASE**  
**1731 N ROBERTS**

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# RETAIL FOR LEASE 1731 N ROBERTS

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