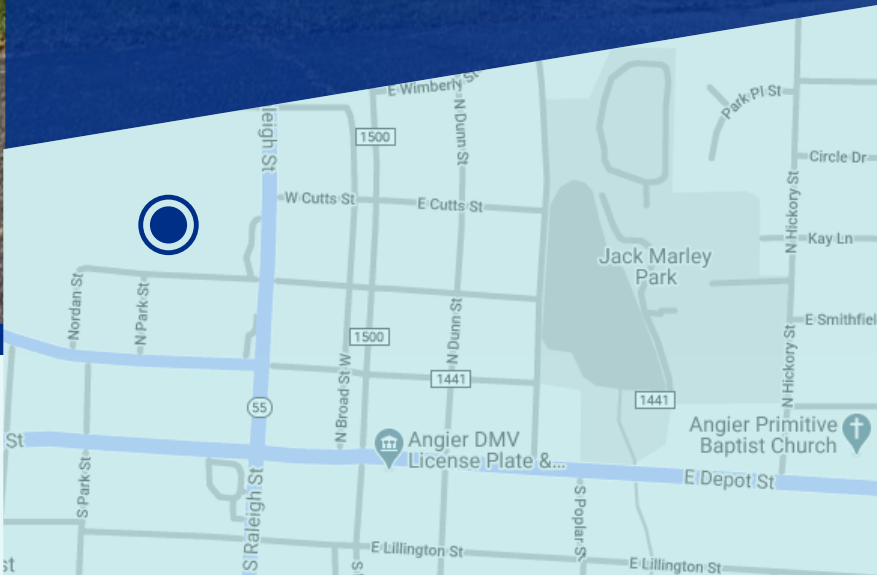




162  
W. SMITHFIELD STREET  
ANGIER, NC 27501

FLEX OR RETAIL SPACE  
FOR LEASE



1001 Wade Avenue, Suite 300, Raleigh, NC 27605  
trademarkproperties.com • 919.782.5552

# 162 W. SMITHFIELD ST. ANGIER, NC 27501

5,480 SF OF FLEX OR RETAIL  
FOR LEASE

## PROPERTY INFO

- 5,480 SF of flex or retail space for lease
- 1/3 office, 2/3 warehouse
- Dock door
- Former Angier Fabrics building
- Built in 1968
- Tenants include Langley Gymnastics and Natural Stone Design
- Landlord is open to redesign for retail use
- 3:1,000 SF parking
- Lease Rate: \$8.00/SF, Modified Gross

## LOCATION

- Centrally located in Downtown Angier
- A few blocks from Jack Marley Park
- Within walking distance from restaurants and retail

5,480 SF  
FLEX OR  
RETAIL



## ABOUT ANGIER, HARNETT COUNTY

- Located just outside of Wake County
- One of the fastest growing areas in Harnett County
- Known as The Town of the Crepe Myrtles



## DAN MCCLOY

dmcclroy@trademarkproperties.com  
919.227.5524 direct 919.270.9587 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



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DOWNTOWN ANGIER AERIAL



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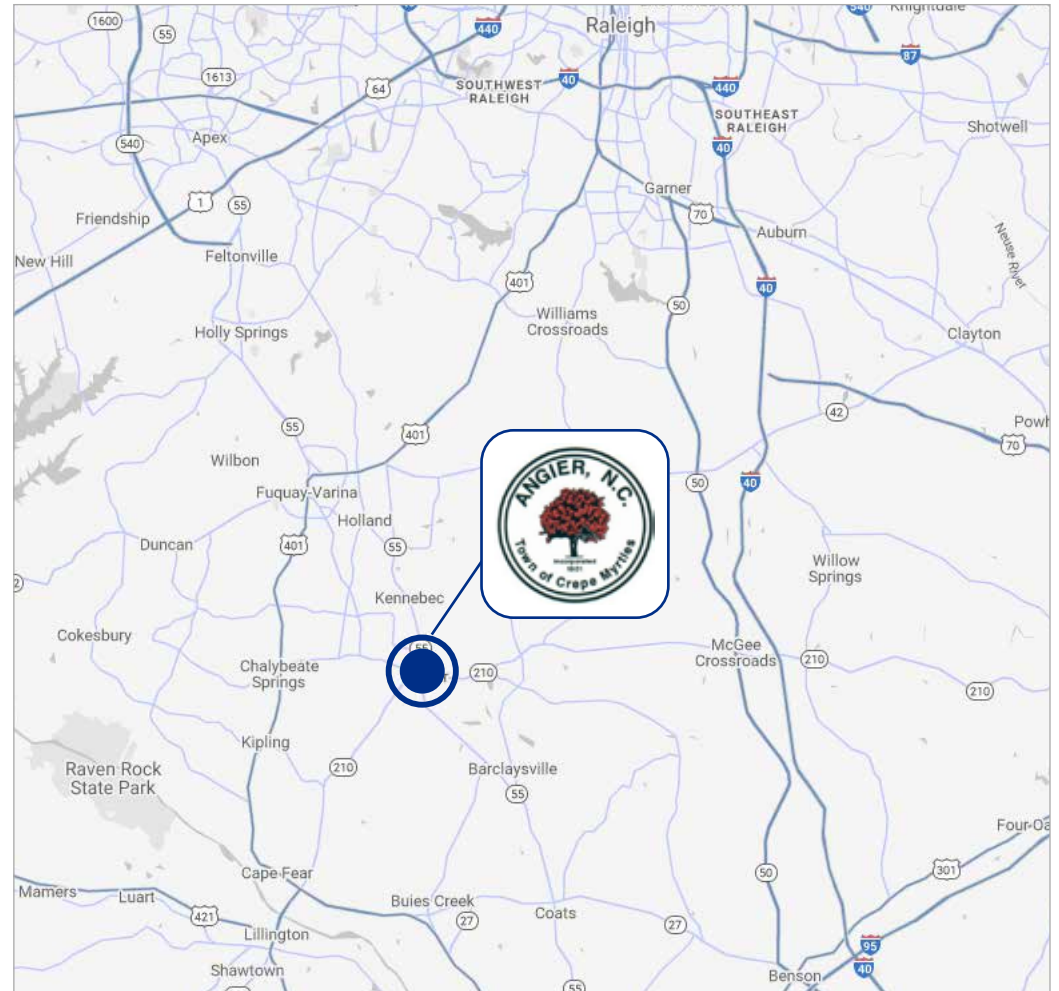
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## VICINITY

### DISTANCE (APPROXIMATE)

I-40 (via NC-210)	11 miles east
US-401	10 miles northwest
Raleigh (Wake County)	20 miles north
Lillington (Harnett County)	9 miles south



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