

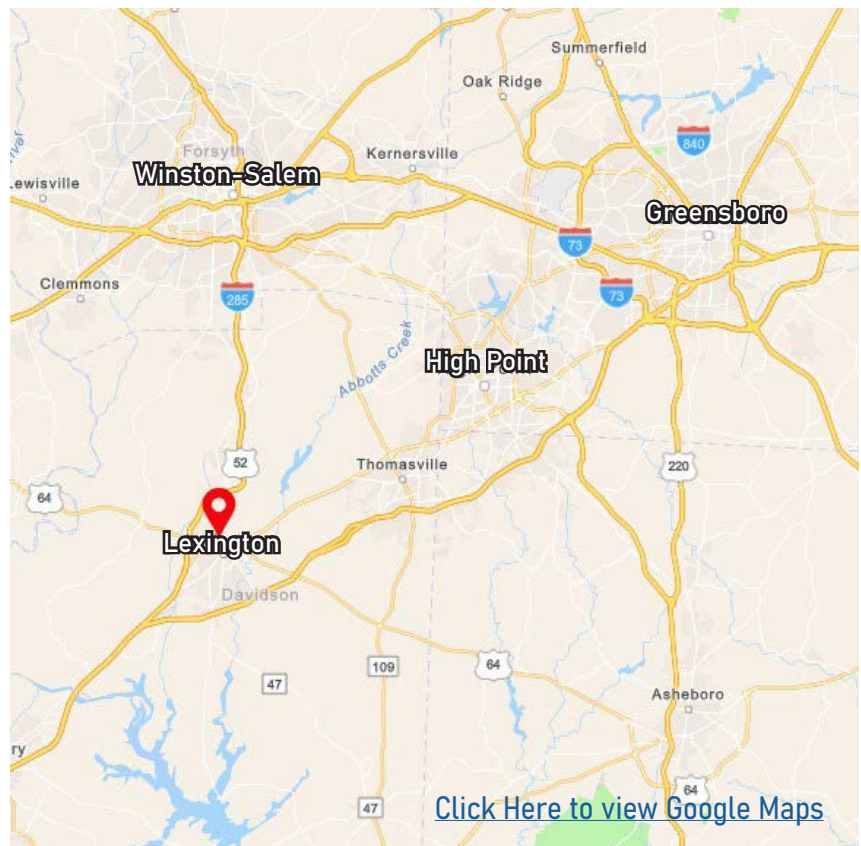
# Retail Available For Lease

NORLEX SHOPPING CENTER | 848 Winston Road Lexington, NC



## PROPERTY HIGHLIGHTS

- Highly trafficked Norlex Shopping Center, anchored by Food Lion, Big Lots, and Aaron's Rents.
- 2,128 Sq Ft available, Vanilla Box condition
- 7,000 Sq Ft available, Former Dollar General
- Located 20 miles south of Winston-Salem, Lexington calls itself the "Barbecue Capital of the World" and since 1984 has hosted the Lexington Barbecue Festival, one of the largest street festivals in North Carolina.
- Asking Rate: \$12 - \$14.50 PSF NNN
- TICAM: \$1.50 PSF (Taxes, Insurance, Common Area Maintenance)



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# NORLEX SHOPPING CENTER | 848 Winston Road Lexington, NC

## SITE PLAN



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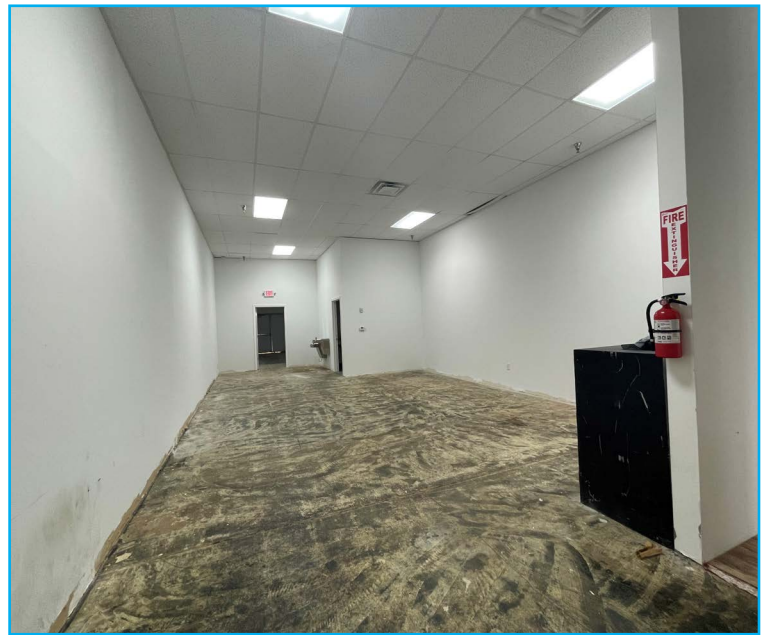


**NORLEX SHOPPING CENTER | 848 Winston Road Lexington, NC**

**Suite 824**  
**2,128 SF**



## Interior Photos



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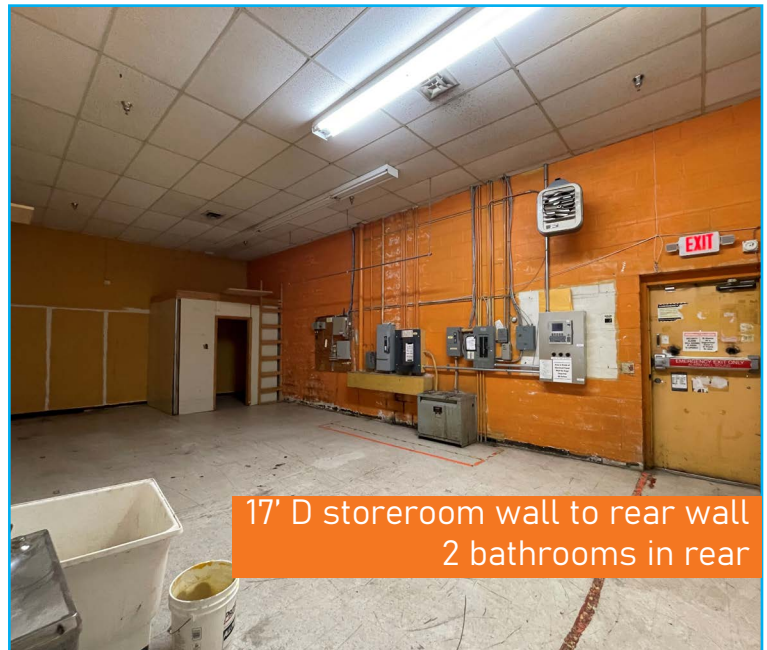


**NORLEX SHOPPING CENTER | 848 Winston Road Lexington, NC**

**Suite 858**  
**7,000 SF**



## Interior Photos



\*Field measurements to be verified.

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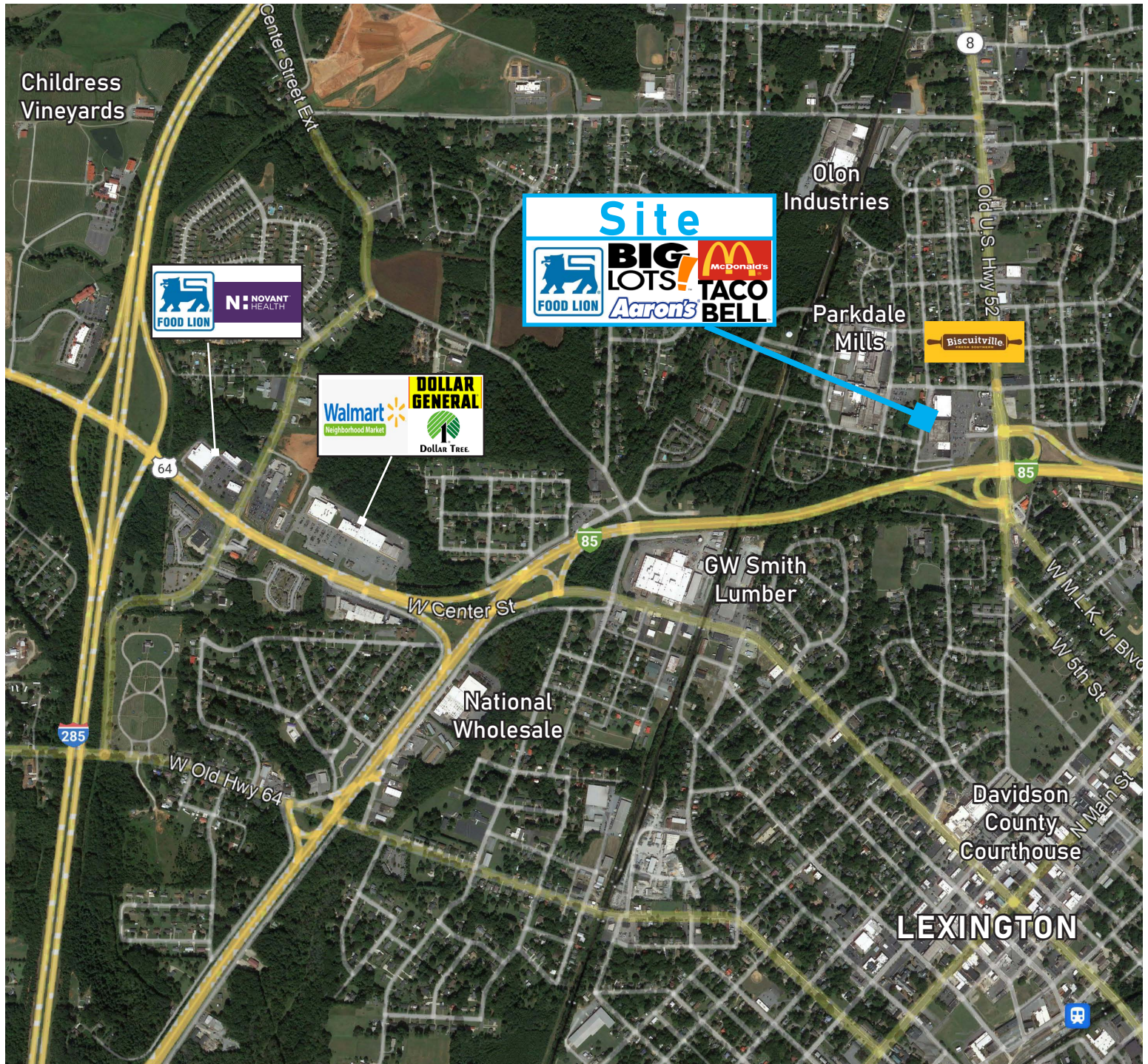
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# NORLEX SHOPPING CENTER | 848 Winston Road Lexington, NC

## AREA MAP



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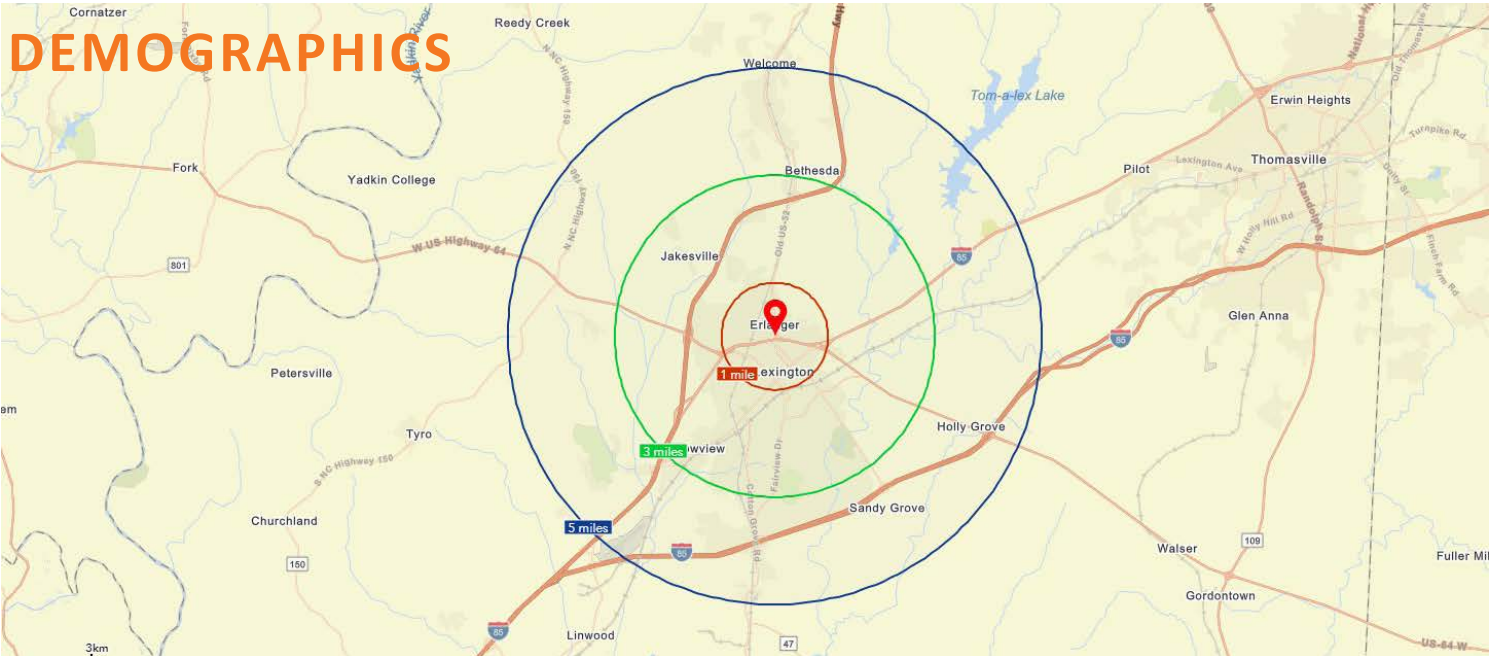
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	5,595	22,415	37,251
2020 Population	5,911	23,291	38,655
2023 Population	6,009	23,542	39,014
2028 Population	5,980	23,608	38,931
2023-2028 Annual Rate	-0.10%	0.06%	-0.04%
2023 Daytime Population	9,817	28,447	41,814
2023 Median Age	40.2	40.4	42.2
HOUSEHOLDS			
2010 Households	2,250	8,855	14,926
2020 Households	2,419	9,336	15,671
2023 Households	2,444	9,550	15,874
2028 Total Households	2,462	9,674	16,109
2023-2028 Annual Rate	0.04%	0.16%	0.07%
2021 Avg. Household Size	3.07	3.04	2.96
HOUSING			
2023 Total Housing Units	2,748	10,683	17,617
2023 Owner Occupied Housing Units	39.2%	41.6%	51.3%
2023 Renter Occupied Housing Units	49.7%	47.8%	39.4%
2023 Vacant Housing Units	11.1%	10.6%	9.3%

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$47,443	\$52,638	\$62,353
2028 Average Household income	\$54,214	\$60,536	\$72,399
MEDIAN HH INCOME			
2023 Median Income	\$35,491	\$36,662	\$43,090
2028 Median Income	\$37,793	\$40,348	\$50,014
EDUCATION			
Some college, no degree	21.2%	23.5%	23.0%
Bachelor's Degree	13.0%	10.8%	11.9%
Graduate/Professional	3.3%	4.3%	5.1%
RACE/ETHNICITY			
White Alone	58.3%	56.4%	66.5%
Black Alone	19.8%	22.5%	16.2%
Hispanic Origin	15.1%	15.5%	12.0%
AGE			
18+	77.6%	77.3%	78.5%
55+	32.7%	33.1%	35.2%
2023 EMPLOYED POPULATION BY OCCUPATION			
White Collar	49.9%	47.3%	49.0%
Services	14.0%	15.3%	15.3%
Blue Collar	40.1%	37.5%	35.7%

[Click Here to download full demographic report](#)

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