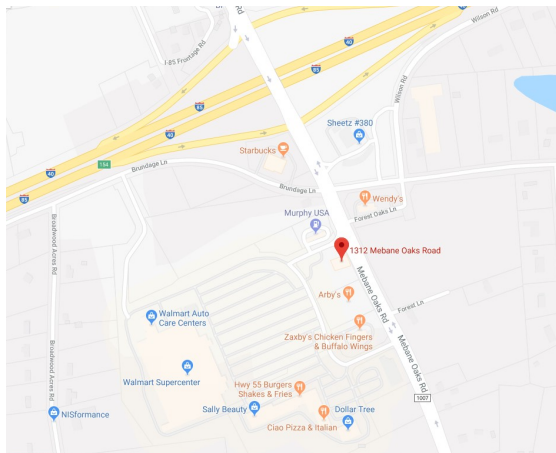
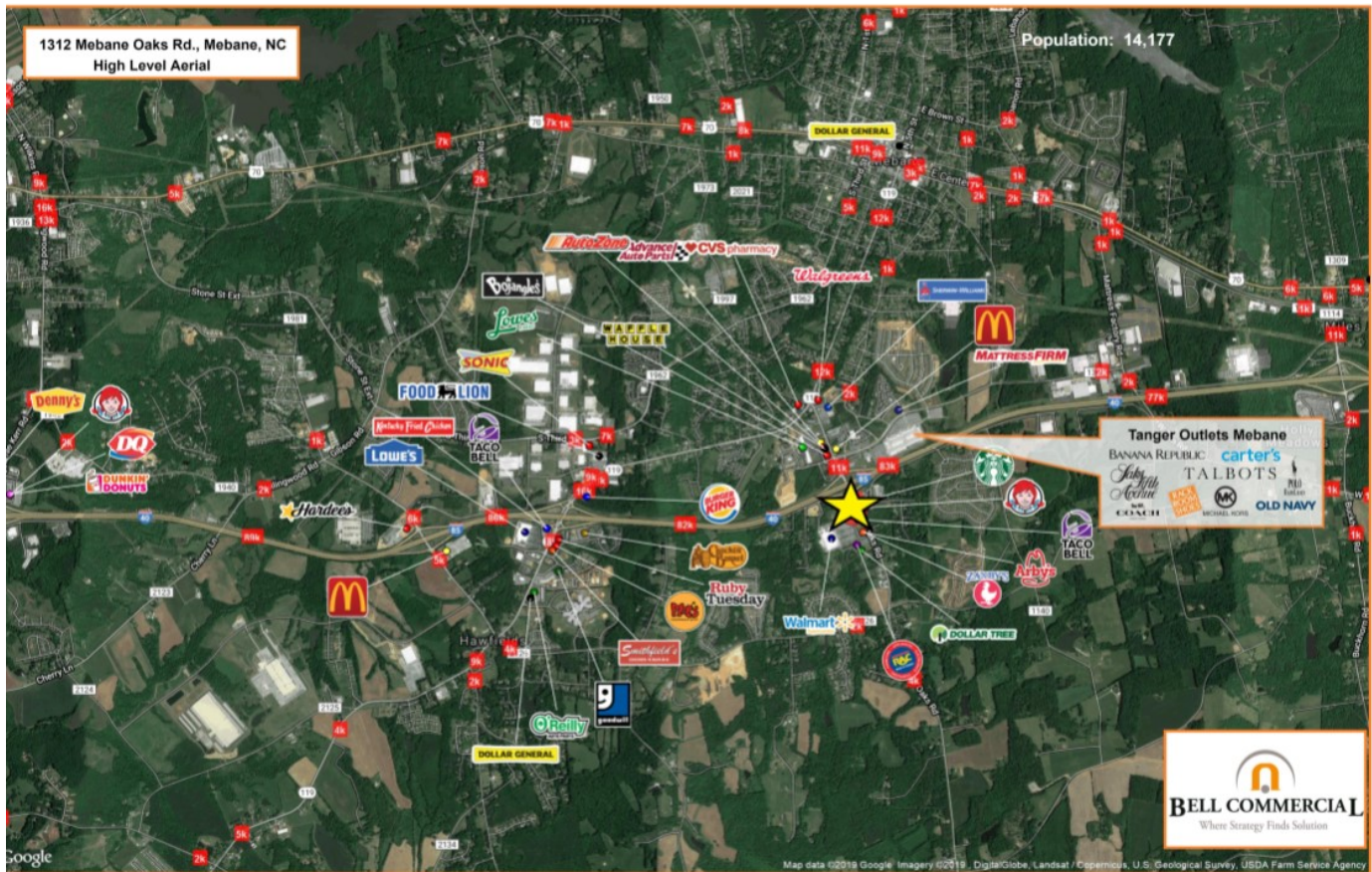


**1312 Mebane Oaks Rd.
Mebane, NC 27302**



Property Information:

- .46 Acres and a portion of Lot 5 at Garret Crossing
- Adjoins Wal-Mart, Starbucks, Chick-fil-A, Cook Out, Zaxbys, Sheetz and Tanger Outlets

Traffic Counts:

- Mebane Oaks Rd - 11,000 AADT
- Hwy. 85 & 40—83,000 AADT

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	4,022	21,288	33,953
Avg. HH Income	\$57,451	\$59,494	\$61,796
Number of Households	1,726	8,967	13,796

For More Information Call:

Henry Carrison –336.451.5949
henry@bellcommercial.net

For Sale : \$250,000.00

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BELL COMMERCIAL

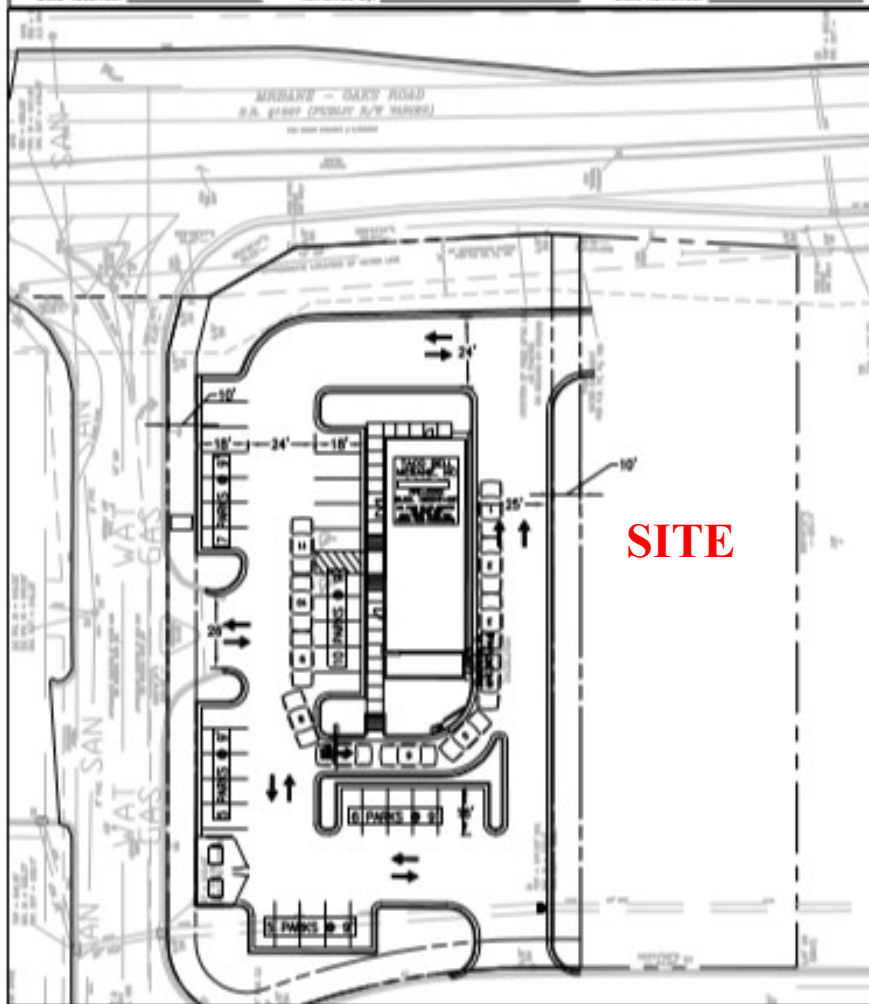
Where Strategy Finds Solution



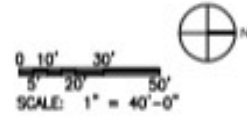
SITE SKETCH

Project Information		Contact Information	
Site: _____	Project Type: NEW CONSTRUCTION	Franchise: BPI #	_____
Entity: _____	Building Design: LOBBY	Contact: TOM COOK	_____
Address: _____	Provided Parking: 33 STALLS	Email: TCOOK@BURGERKING.COM	_____
City/State: _____	Required Parking: 25 STALLS	Consultant: CARMEN CRIVEN	_____
Store #: _____	Drive-Thru Stock: 11 CARS	Email: CCRIVEN@BOLIV.COM	_____
	Signage Size/Ht: 64.50 FT. 10' HT	FEMO/PDL/CM: MARK ROMAN	_____

These Not Use
Date Received: _____ Reviewed by: _____ Date Reviewed: _____



(A) SK-04 SITE PLAN
SITE AREA = ± 38,620 S.F. (0.89 AC)



(Face Bell Internal Use)
Conforms to standard unless noted

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