

ANIGER RETAIL SPACE FOR LEASE



166 N Raleigh St.
Angier, NC 27501

ABOUT THE PROPERTY

The space is tailored to suit the needs of two tenants, providing a shared area of 3,525 square feet while maintaining separate entrances and prominent storefront signage. Presently, Good Fellas Tobacco & Vape Shop occupies the right side of the building, leaving 1,763 square feet available for lease. Each unit will come equipped with essential amenities including a concrete floor, dividing wall, ceiling, HVAC system, and restroom. This property is ideally suited for retail outlets, personal services, and storefront offices aiming to serve the local community and its dedicated residents.

PROPERTY FEATURES

- 1,763 SF
- Lot Size: 0.33 AC
- Year Built: 2022
- Zone: CG-General
- Building SF: 3,525 SF
- Type: NNN
- Submarket: Downtown
- Market: Angier

Commercial

PRICE

\$19.50 PSF incl TICAM



DIEGO MUNOZ



919-413-5131

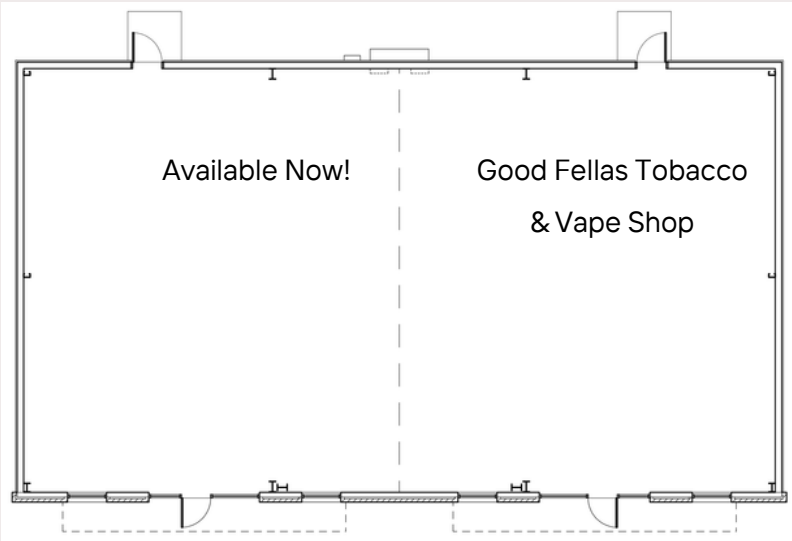


diegom@kw.com

For More Information:

www.thispropertyavailable.com

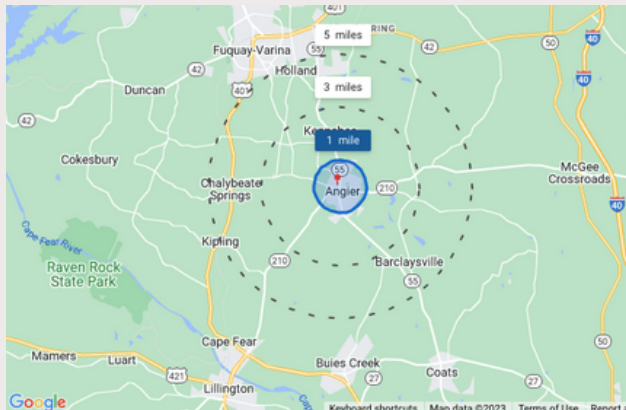
thispropertyavailable@gmail.com



LOCATION OVERVIEW

Situated on North Raleigh Street, the primary downtown thoroughfare of Angier, the property is located between W Smithfield and W Cutts Streets, just two blocks north of the Depot Street intersection. It is conveniently located within walking distance of several amenities, including Carlie C's IGA, the US Postal Service, Angier Medical Services, and Angier DMV. Additionally, Fuquay Varina and Hwy 42 are easily accessible, with a commute time of under 10 minutes, and there is quick access to Clayton.

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,565	7,259	15,352	Median	\$37,100	\$54,309	\$54,498
Female	1,534	7,331	15,514	< \$15,000	157	672	1,153
Total Population	3,099	14,590	30,866	\$15,000-\$24,999	147	499	1,019
				\$25,000-\$34,999	301	627	1,278
				\$35,000-\$49,999	225	1,022	1,865
				\$50,000-\$74,999	224	1,174	2,301
				\$75,000-\$99,999	63	740	1,756
				\$10,000-\$149,999	81	518	1,313
				\$150,000-\$199,999	N/A	142	499
				> \$200,000	N/A	50	73
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	704	3,339	7,092	Total Units	1,248	6,085	12,430
Ages 15-24	404	2,033	4,407	Occupied	1,148	5,625	11,522
Ages 55-64	400	1,673	3,536	Owner Occupied	742	3,803	8,820
Ages 65+	390	1,829	3,887	Renter Occupied	406	1,822	2,702
				Vacant	100	460	908
Race	1 Mile	3 Miles	5 Miles				
White	2,259	10,687	24,101				
Black	519	1,700	3,322				
Am In/AK Nat	25	112	148				
Hawaiian	N/A	1	1				
Hispanic	415	3,011	4,924				
Multi-Racial	592	4,166	6,492				



To Schedule A Tour:

DIEGO MUNOZ

📞 919-413-5131

✉️ diegom@kw.com