



MEBANE OAKS CENTER - PRIME RETAIL SPACE AVAILABLE



3880 - 3890 Brundage Lane, Mebane NC 27302

- ▲ Up to 1,500 SF of retail space available for lease.
- ▲ Highly visible from I-85/I-40 Exit 154 ramp (8,800 VPD), with a tall pylon sign visible from I-40/I85 (98,500 vehicles per day).
- ▲ Mebane Oaks Center's tenants include the highest-performing Starbucks in the triad.
- ▲ Located close to the Tanger Outlets, a popular shopping destination with over 50 name-brand/ designer stores, and less than a mile from Alamance Regional Mebane Medical Park.
- ▲ Since 2023, within a 3-mile radius of the property, the population has increased by 10.9%, and the average household income has increased by 26.4%.
- ▲ In Association with: Adam L Slutzky - NC License #219628

Available Spaces

3886 - 1,500 SF

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	7,544	25,706	42,785
Households	3,077	10,669	17,387
Average HH Income	\$127,944	\$113,514	\$112,982
Daytime Population	3,190	9,272	12,449
	5 Min	10 Min	15 Min
Drivetime Population	7,097	30,562	97,917

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
3880	Maxx Tobacco	5,000 SF	3886	Available	1,500 SF	3890	Starbucks	1,850 SF

