

FOR LEASE | 127 Wolfpack Road



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	5,000 SF
Available SF:	5,000 SF
Lot Size:	20,037 SF
Number of Units:	1
Year Built:	1978
Zoning:	I-2
Market:	Charlotte
Submarket:	Gaston

PROPERTY OVERVIEW

\$10/SF NNN

PROPERTY HIGHLIGHTS

Timin Sonik

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Grant Stevens

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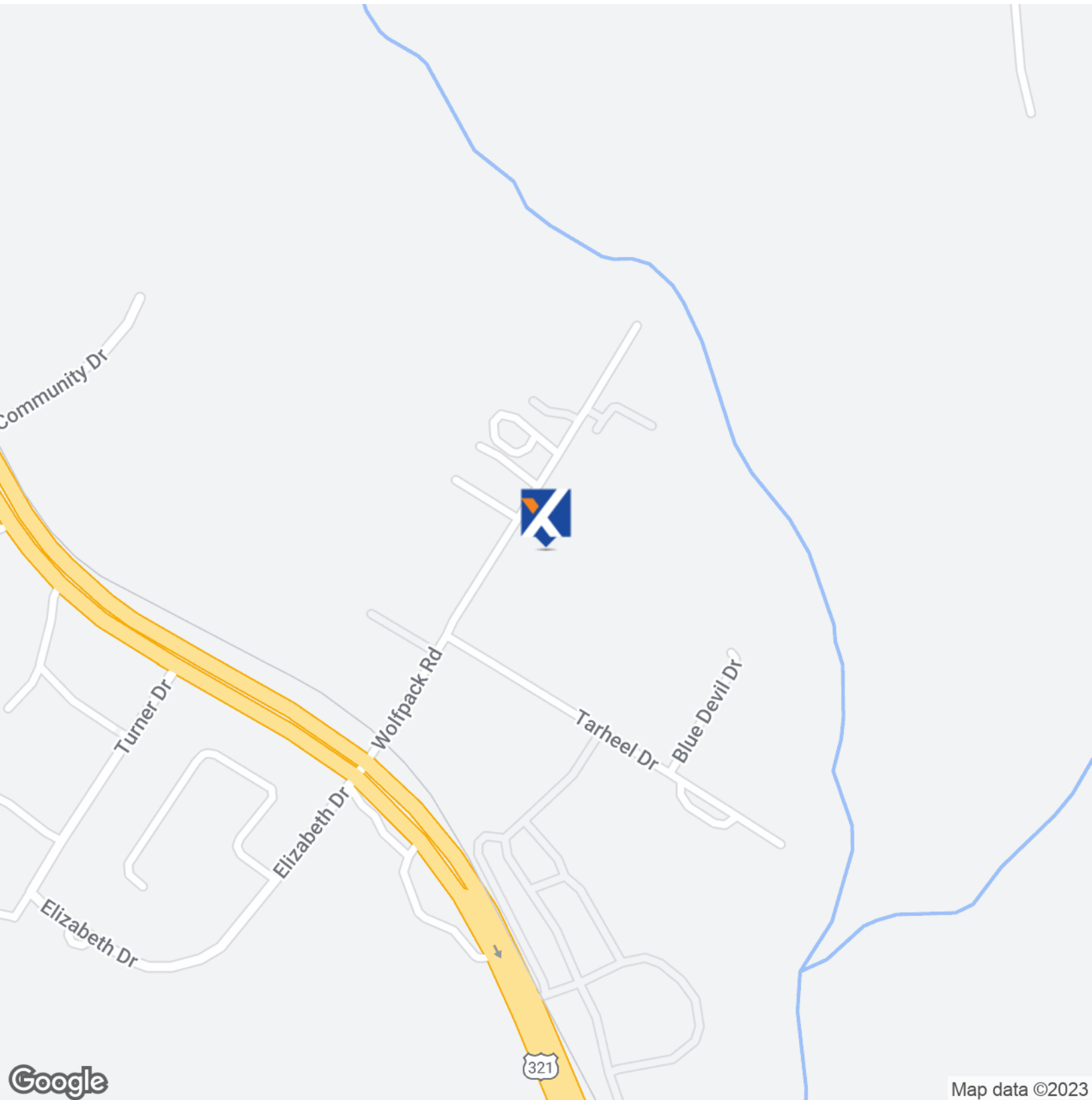
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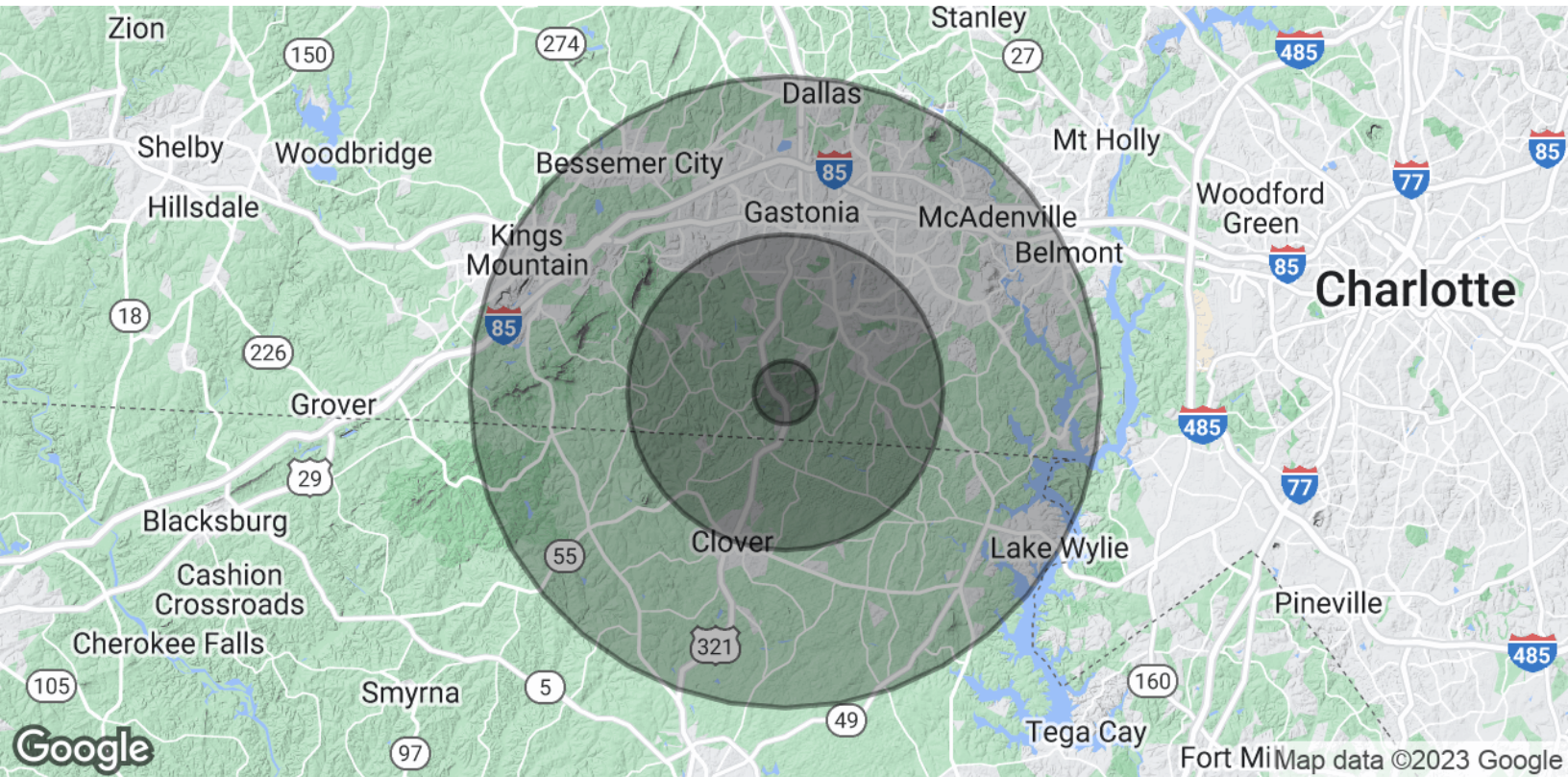
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,225	52,276	192,776
Average Age	46.5	39.9	40.2
Average Age (Male)	46.1	38.8	38.9
Average Age (Female)	47.6	41.4	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	537	21,756	81,014
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$58,168	\$68,628	\$68,943
Average House Value	\$118,555	\$173,502	\$180,340

* Demographic data derived from 2020 ACS - US Census

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