

LEASE

SARDIS CHURCH BUSINESS PARK SPACE

5521 Cannon Dr., Suite 104 Indian Trail, NC 28110



PROPERTY DESCRIPTION

Minutes from Hwy 485 and Monroe Express off Hwy 74 in Indian Trail

PROPERTY HIGHLIGHTS

- 1,829 of warehouse space
- 506 1st floor of conditioned space with 2 bathrooms
- 488 on 2nd floor of conditioned space with open area and small office.
- Warehouse ceiling height is 18 ft. max.
- Small office downstairs.
- Designated parking in front, sides and back.
- Currently being used as fitness center.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	2,823 SF
Lot Size:	2.99 Acres
Building Size:	4,063 SF
Zoning:	Industrial
APN:	N7-069-192

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	345	1,531	3,719
Total Population	926	4,229	10,582
Average HH Income	\$106,242	\$106,773	\$99,566

Peter Rieke
704 575 1993

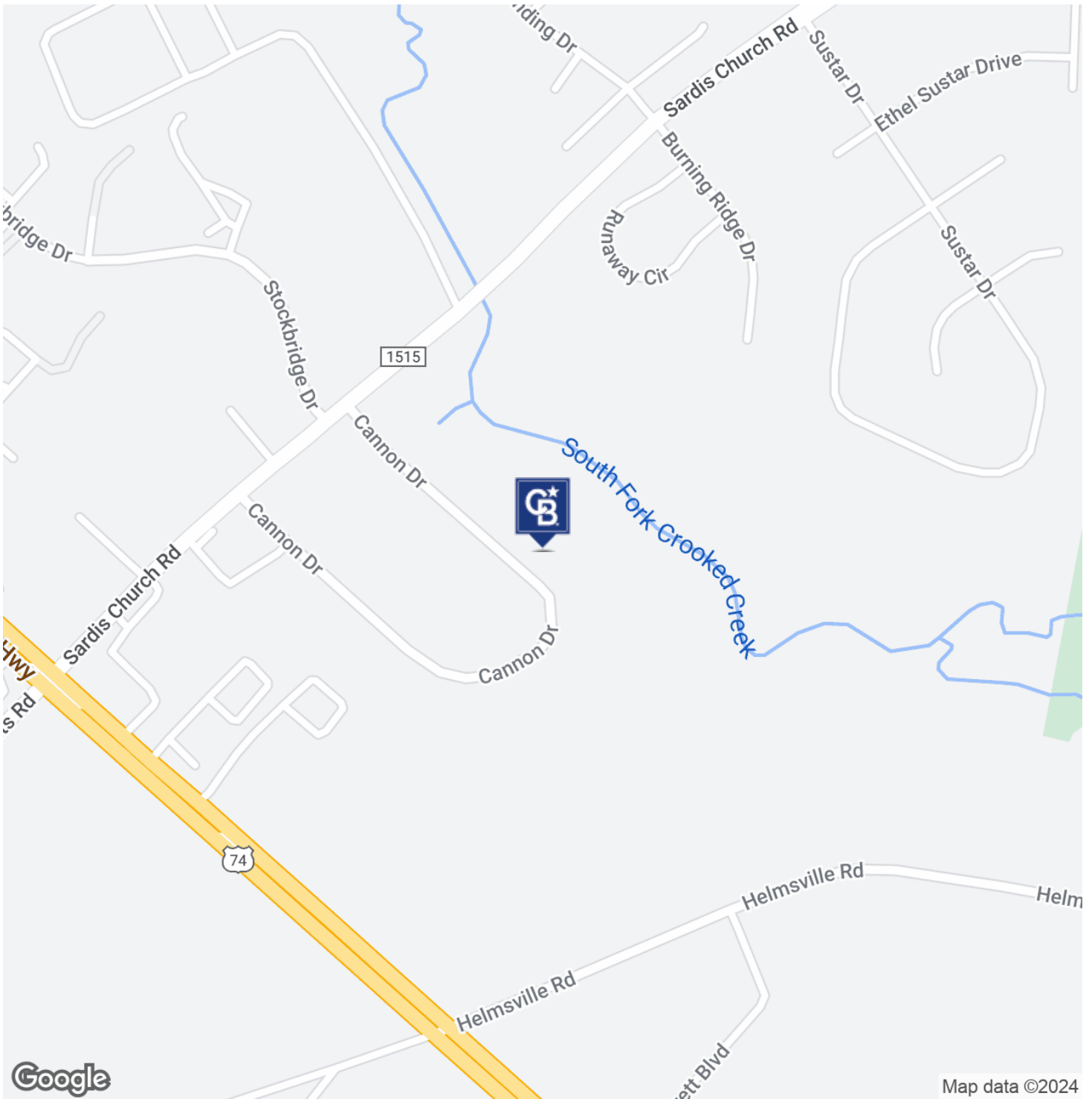


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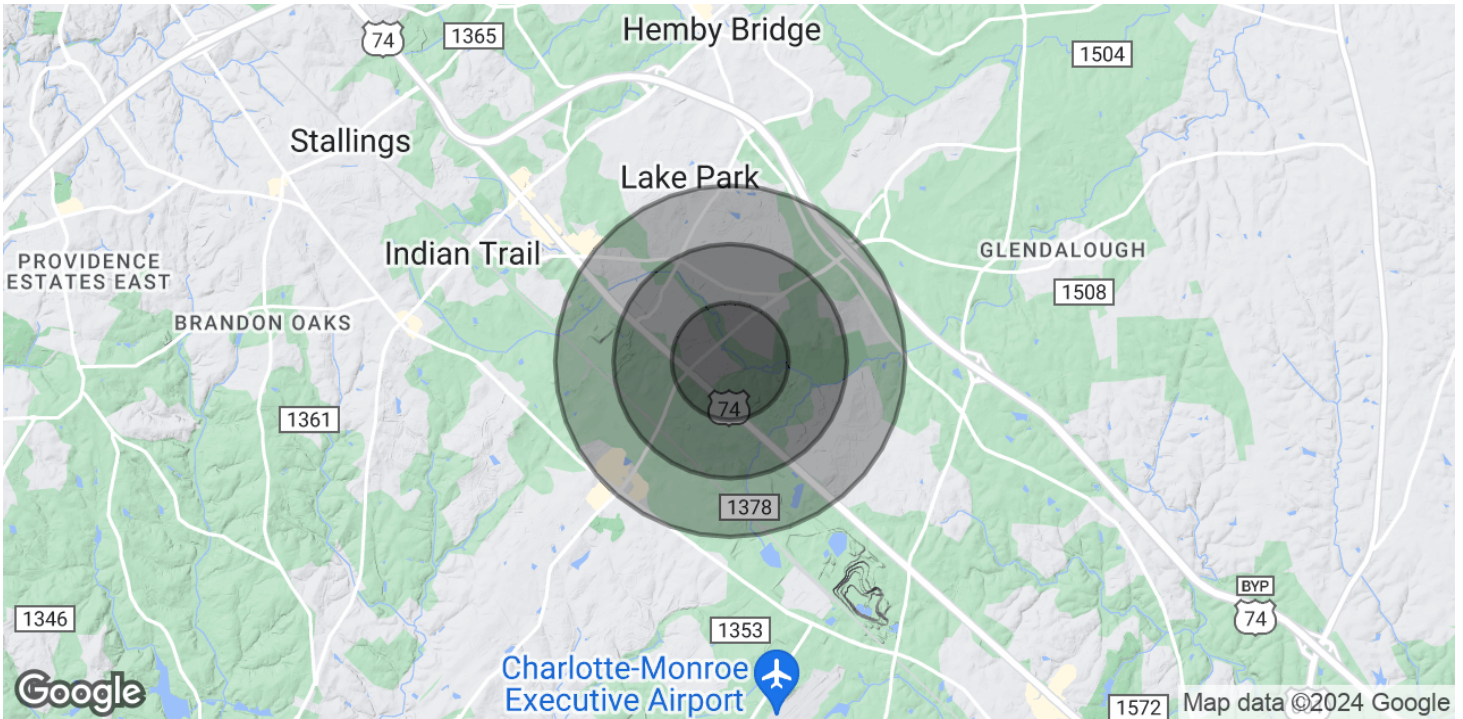


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	926	4,229	10,582
Average Age	34.5	34.1	34.1
Average Age (Male)	35.8	33.2	32.6
Average Age (Female)	33.5	34.2	34.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	345	1,531	3,719
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$106,242	\$106,773	\$99,566
Average House Value	\$202,149	\$197,994	\$204,723

* Demographic data derived from 2020 ACS - US Census

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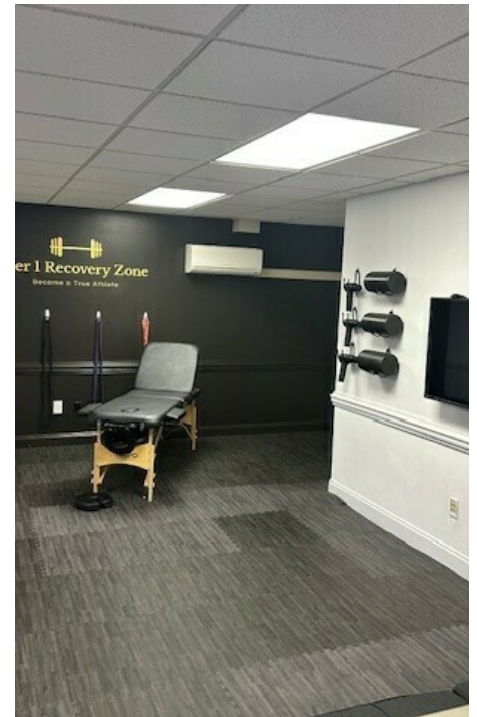


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