

OFFICE/FLEX SPACE FOR LEASE

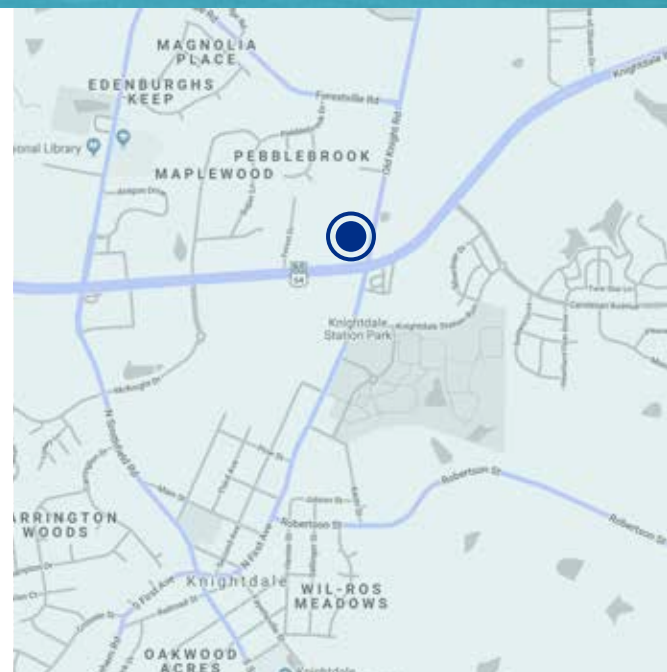
**KNIGHTDALE
BUSINESS CENTER**
861 OLD KNIGHT RD
KNIGHTDALE, NC 27545



PROPERTY DESCRIPTION

- Knightdale flex space for lease
- Brick facade, reflective glass
- 200-amp, three-phase power in each bay
- Uses include personal service, office with storage, service-based businesses, and retail
- Great visibility from Hwy 64
- Directly behind Bojangles
- Suite 114: 1,200 SF - available immediately

LEASE RATE: \$11.00/SF, NNN



AVAILABILITY

- Suite 114: 1,200 SF
- 50% office, 50% warehouse
- Drive-in door
- Limited visibility

LEASE RATE

- \$11.00/SF, NNN
- TICAM: \$2.62/SF

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DEMOGRAPHICS		
1 MILE	3 MILES	5 MILES
POPULATION		
3,280	21,846	62,013
AVERAGE HOUSEHOLD INCOME		
\$66,217	\$74,183	\$79,844

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