

For Sale
1,566 SF Office
1080 SF Warehouse



610 Long Shoals Road

Arden, North Carolina 28704

Property Highlights

- Road Frontage on Long Shoals Rd
- Office + Warehouse
- Zoned R-2

Property Overview

Office with Warehouse on the highly visible Long Shoals Rd Corridor. 1566 SF in the 1946 built 1.5 story brick house. 1080 SF of warehouse at the rear. This property is made up of two parcels totaling 1.86 acres which allow room for expansion. Parking for 13+ cars. Both house and warehouse are fully climatized. Warehouse ceiling height is 8 ft 8 inches. Currently zoned R-2. Call the listing agent for a showing.

Offering Summary

Sale Price:	\$899,000
Office Size:	1,566 SF
Warehouse Size:	1,080 SF
Lot Size:	1.86 Acres

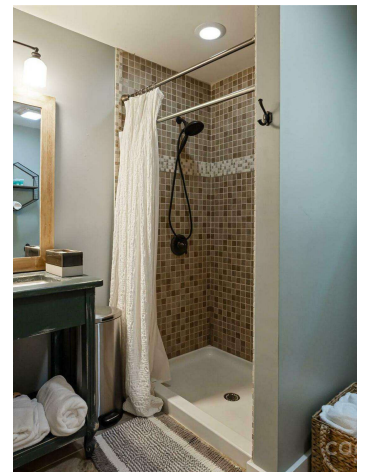
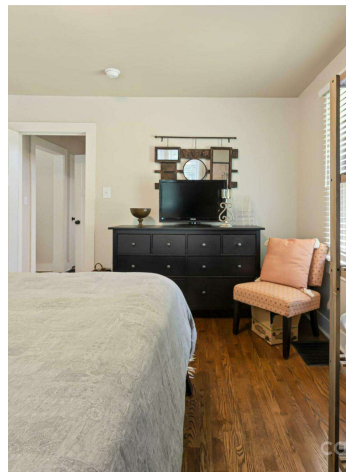
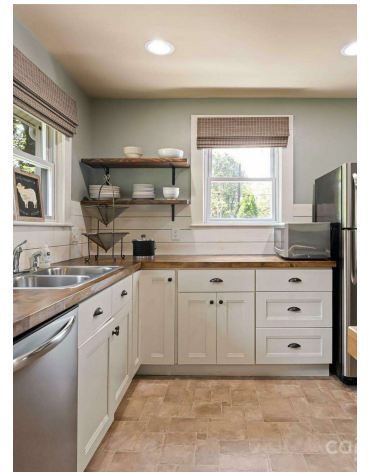
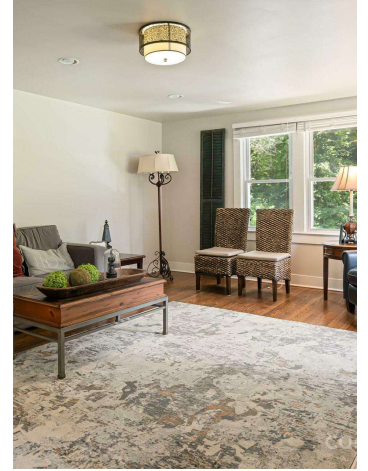
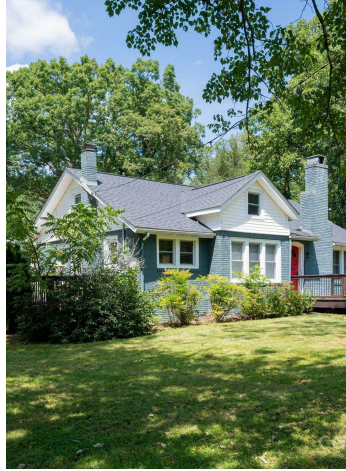
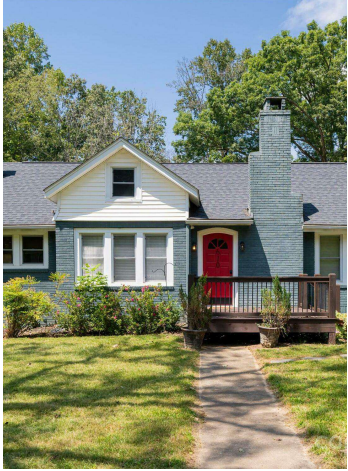
Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,994	23,043	86,566
Total Population	4,510	51,822	198,809
Average HH Income	\$141,805	\$114,799	\$104,052

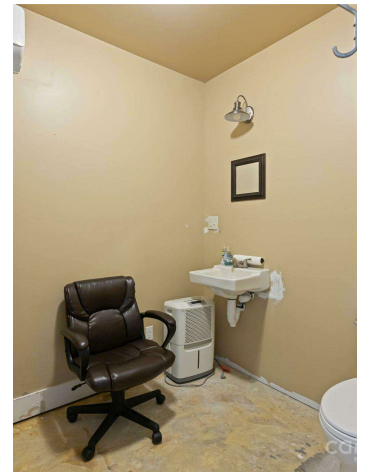
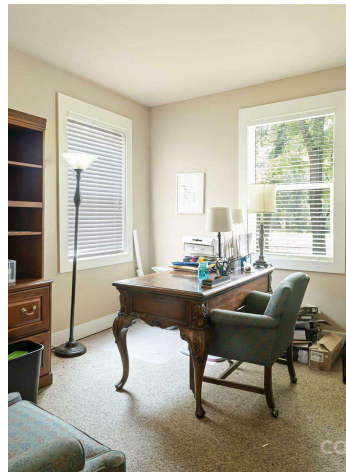
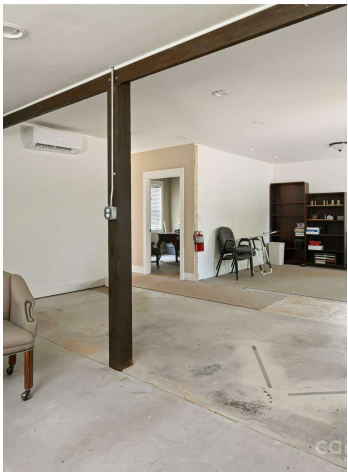
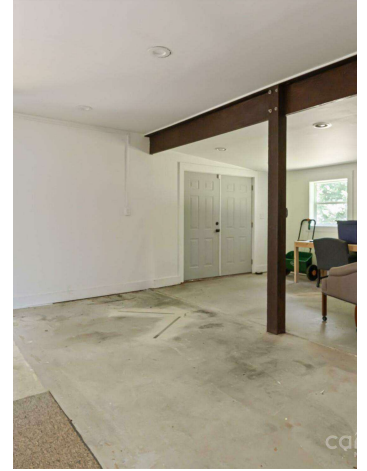
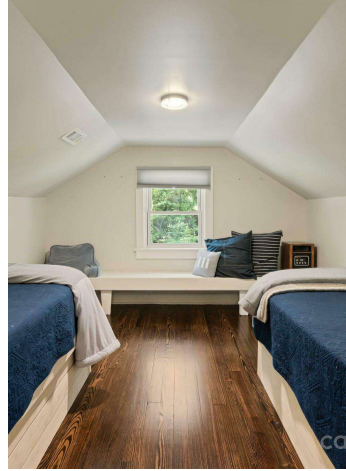
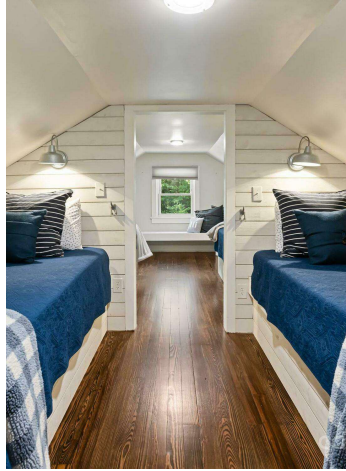
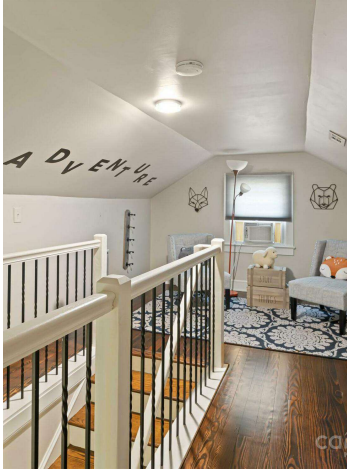
For More Information

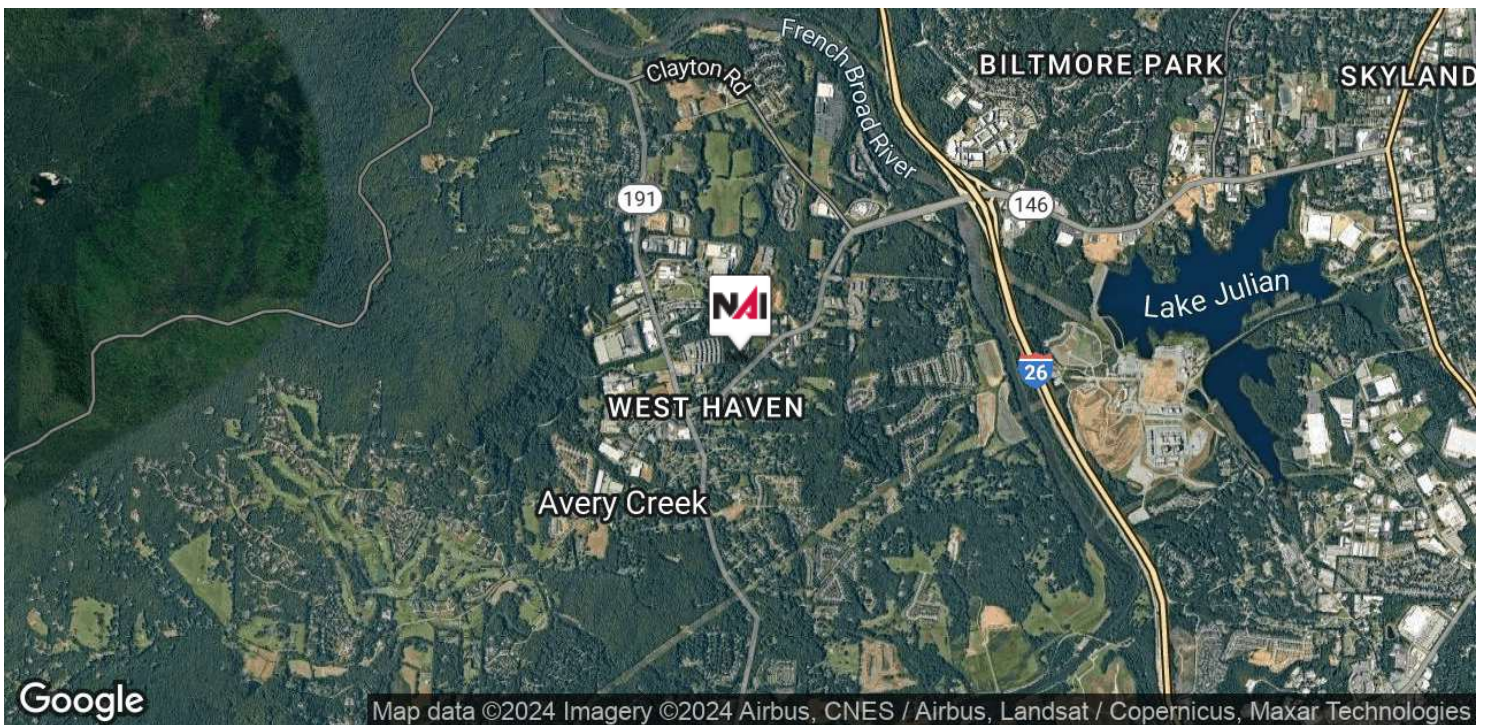
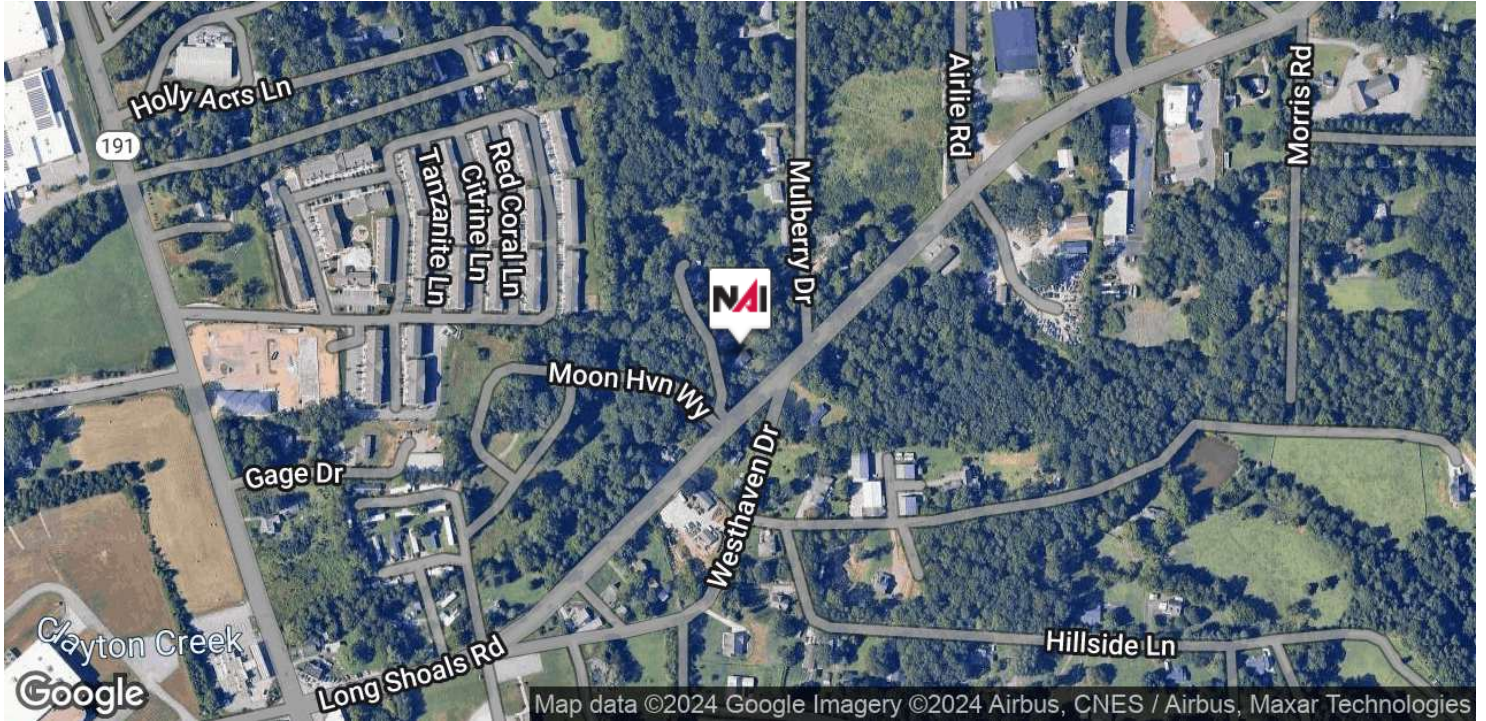
John Webb

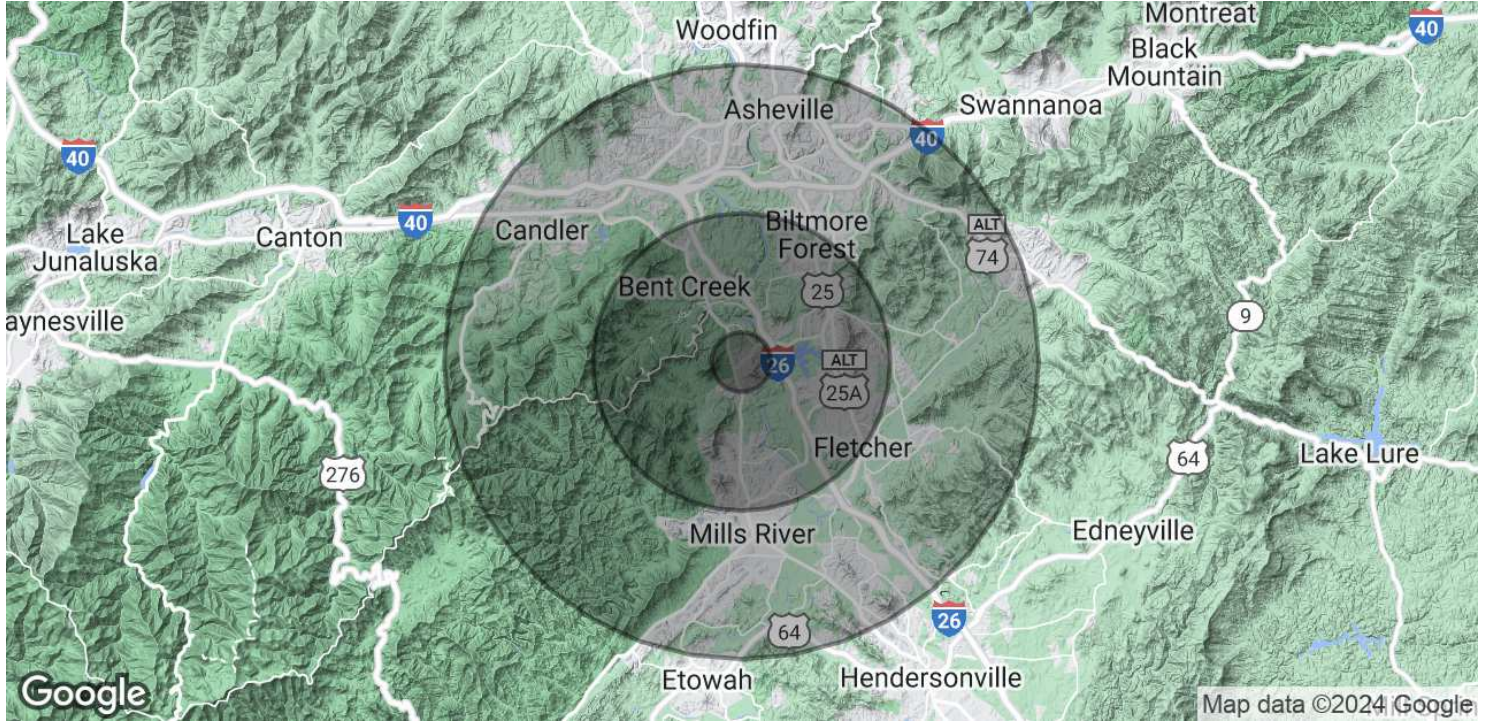
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,510	51,822	198,809
Average Age	40	44	43
Average Age (Male)	39	42	42
Average Age (Female)	40	45	44

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,994	23,043	86,566
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$141,805	\$114,799	\$104,052
Average House Value	\$524,595	\$535,680	\$482,750

Demographics data derived from AlphaMap