

CENTURY 21
COMMERCIAL.
Triangle Group

FOR SALE

564 S Grove St Ext, Lincolnton, NC 28092

C E N
T U R
Y 2 1

ASKING PRICE

\$3,918,000

C E N
T U R
Y 2 1

SQF:

80,000 SQF

C E N
T U R
Y 2 1

ZONING:

GMC



PAT FLANAGAN

SVP OF COMMERCIAL REAL ESTATE / BROKER

919.302.3298



JOSE CRUZ

SVP OF COMMERCIAL REAL ESTATE / BROKER

984.239.8452

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PROPERTY OVERVIEW

80,000 SF industrial building on 6.5 acres in Lincolnton, NC offers exceptional flexibility for a variety of operations. Zoned GMC (General Manufacturing & Commercial), the property is ideal for warehousing, distribution, manufacturing, or flex space.

The facility features a 21-foot clear ceiling height on the main level and 12-foot clear height in the basement, along with 3 dock-high loading doors, drive-in access, and heavy power infrastructure supported by an on-site electrical substation.

The site is fully serviced with well and city sewer, providing reliable utilities to accommodate high-capacity industrial users. Ample parking and outdoor storage areas create additional operational efficiency and the ability to support a wide range of commercial activities.

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PROPERTY PHOTOS

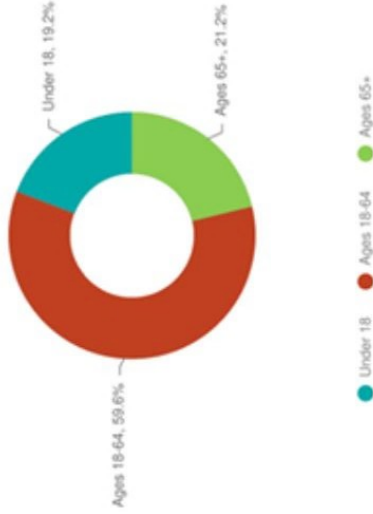


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

2,383	1,041	43.8
Population	Households	Median Age
2.27	\$33,140	\$162,891
Avg Size Household	Median Household Income	Median Home Value
33	78	56.8
Wealth Index	Housing Affordability	Diversity Index

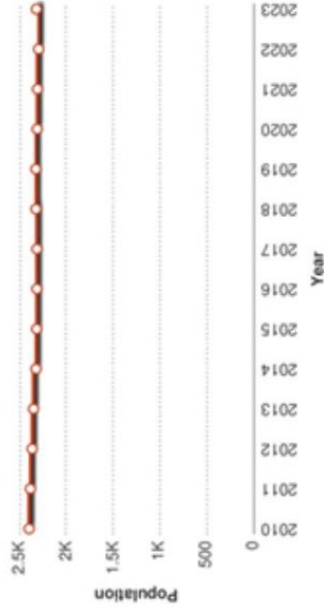
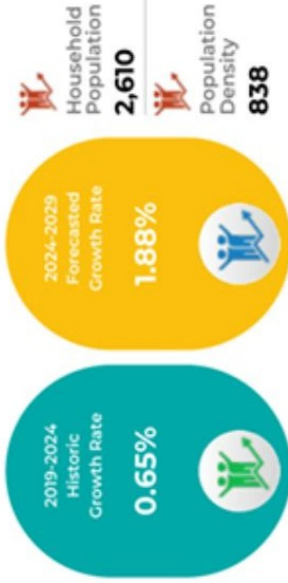
POPULATION BY AGE



POPULATION BY GENERATION



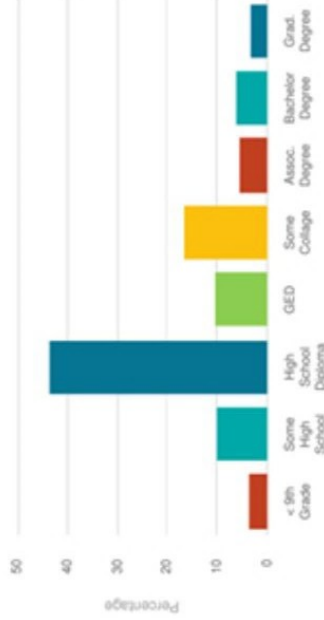
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION

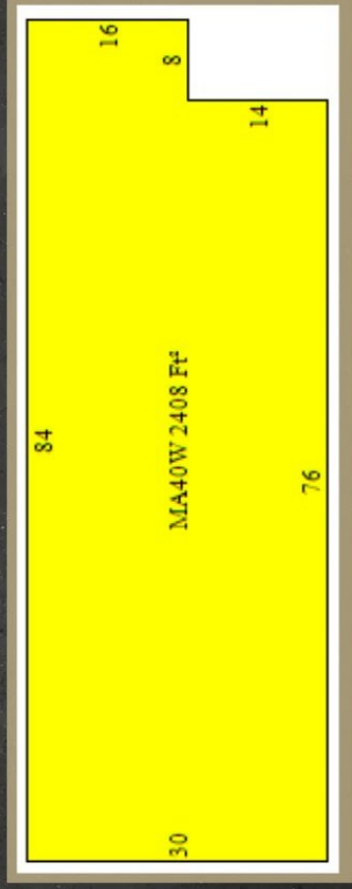
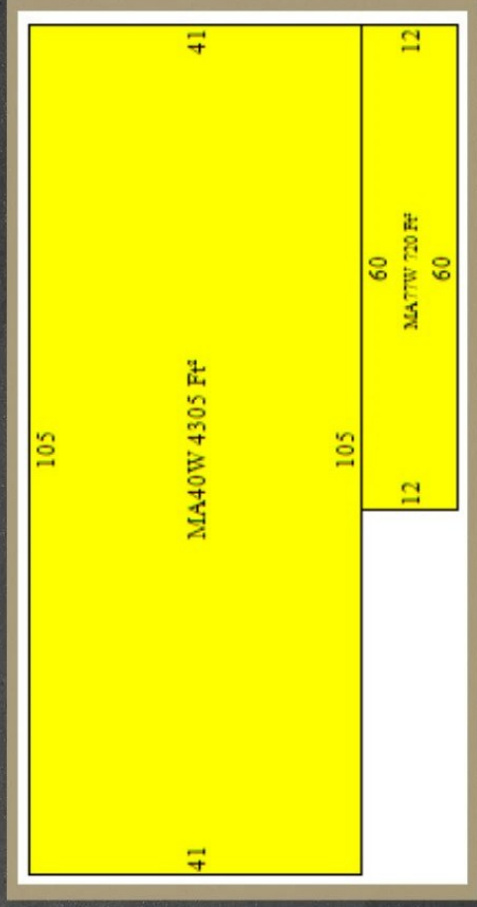


POPULATION BY EDUCATION



TRAFFIC COUNT(RING: 3 MILE RADIUS)





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