

310 KENDALL MILL RD

Thomasville, NC 27360



95,774 SF Manufacturing / Industrial

MEDALIST CAPITAL

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ABOUT THE PROPERTY

PROPERTY SUMMARY

ADDRESS:	310 Kendall Mill Rd
CITY STATE ZIP:	Thomasville, NC 27360
ACRES:	13.06
BUILT / EXPANSION	1994 / 2007
TOTAL SF:	95,774
OFFICE:	6,017 SF
BUILDING 1:	59,667 SF
ROOF:	19 ft Center and 12 ft Eve
POWER:	240V Three Phase 3000 Amps
COLUMN SPACING:	24' x 45'
BUILDING 2:	30,090 SF
ROOF:	21 ft Center and 12 ft Eve
POWER:	480V Three Phase 4000 Amps
COLUMN SPACING:	24' x 65'
DOCK DOORS:	3 Dock High and 2 Drive-In
RENTAL RATE:	\$5.50
PURCHASE PRICE:	\$6,500,000



**No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.*

EXECUTIVE SUMMARY



Two Story Office
Built 1994, 6,017 SF

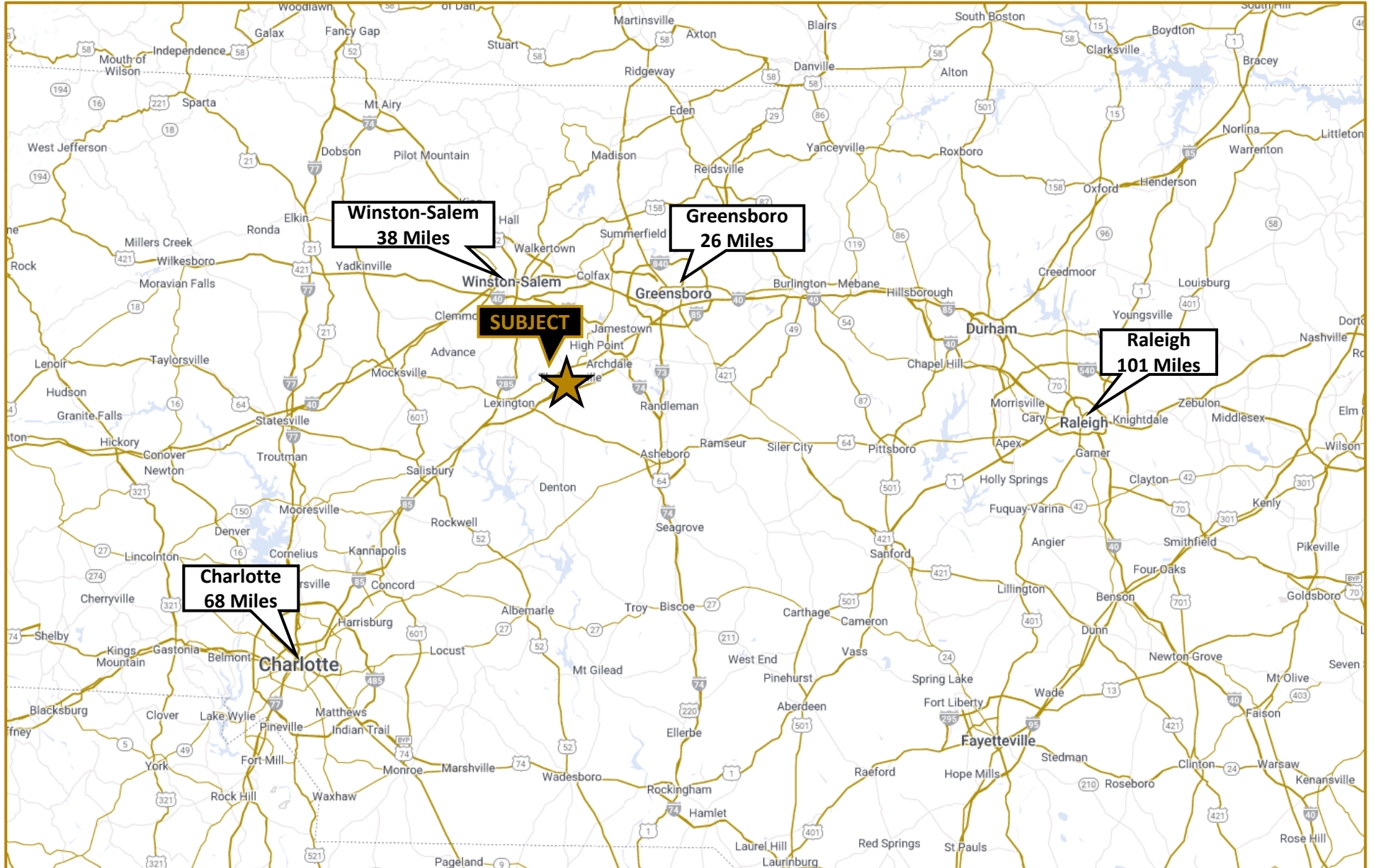
Building 1
Built 1994, 56,667 SF
280v 3000 amp
19 ft at Center and 12 ft Eve
Column Spacing 24' X 45'

Building 2
Built 2007, 30,090 SF
480v 3000 amp
21 ft at Center and 12 ft Eve
Column Spacing 24' X 45'

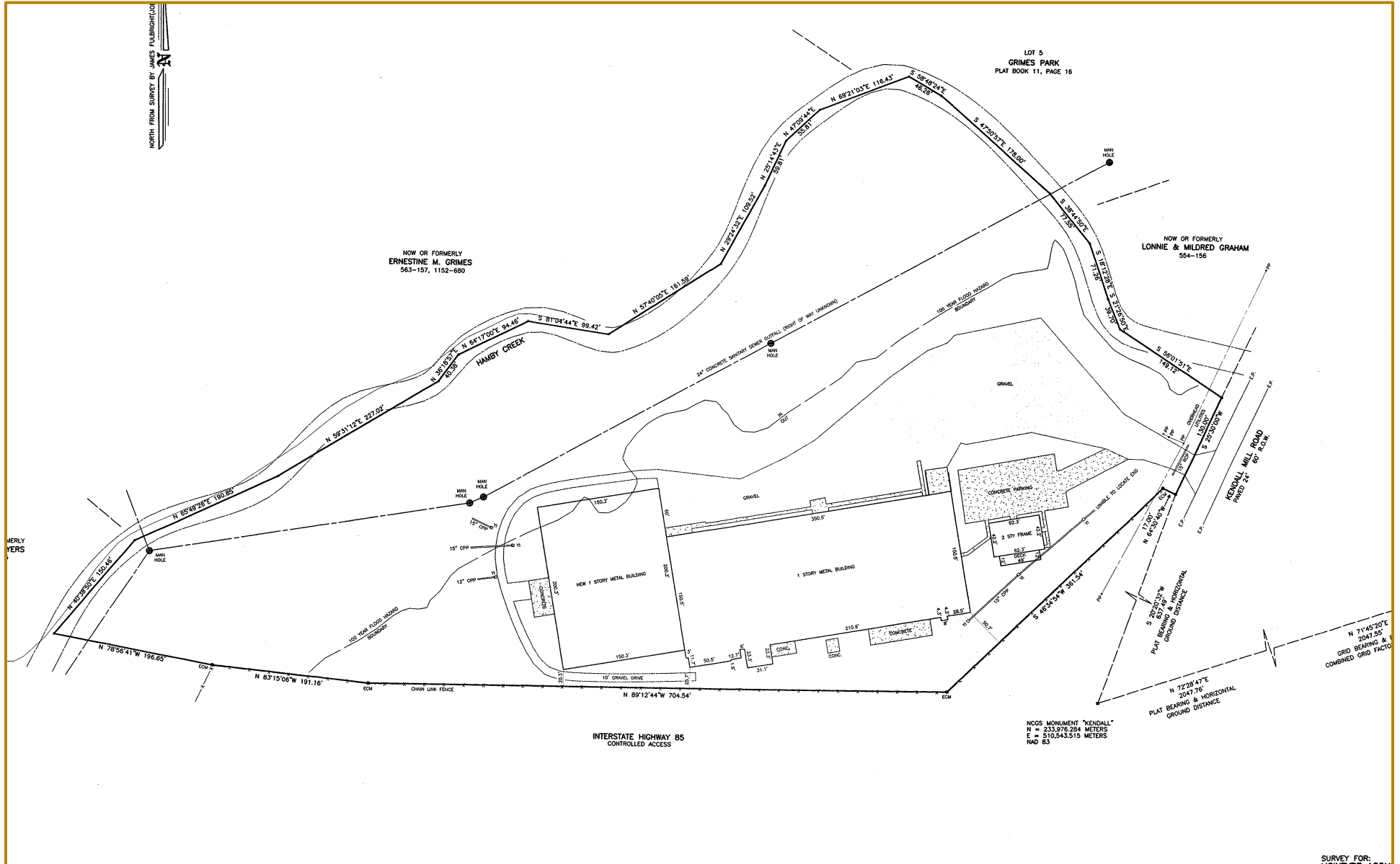
310 Kendall Mill Road is a well-situated manufacturing facility located along Interstate 85 in Thomasville, NC. The centrally located provides a future tenant easy drive times to all major NC MSA's. The quaint office features 12 offices, 1 conference room, an open office area, break rooms, and more.

In addition to the ample power supply and single floor warehouses, the property features an ample outdoor area which can be used for both employee parking and outdoor storage. The property also features excess land that could be further developed.

THE LOCATION



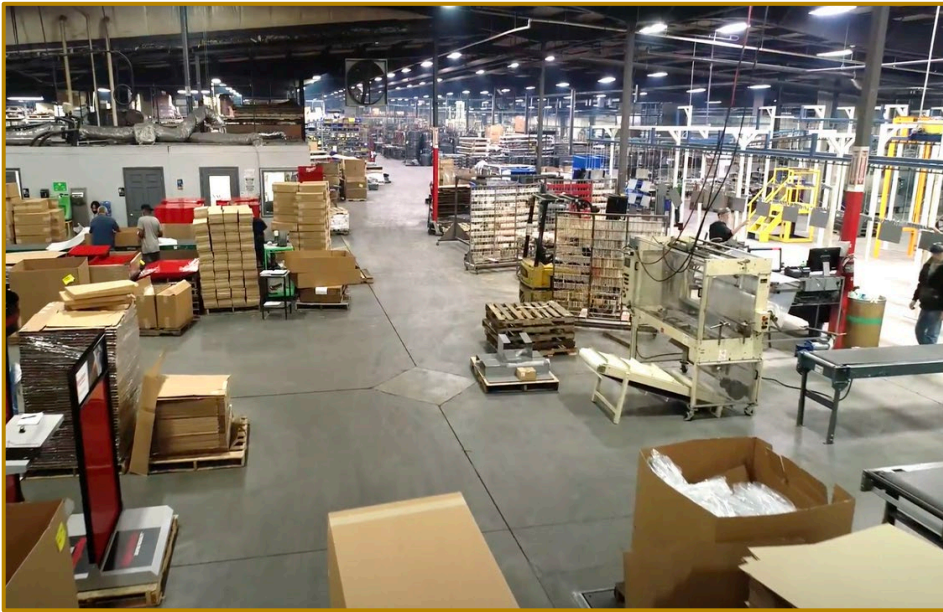
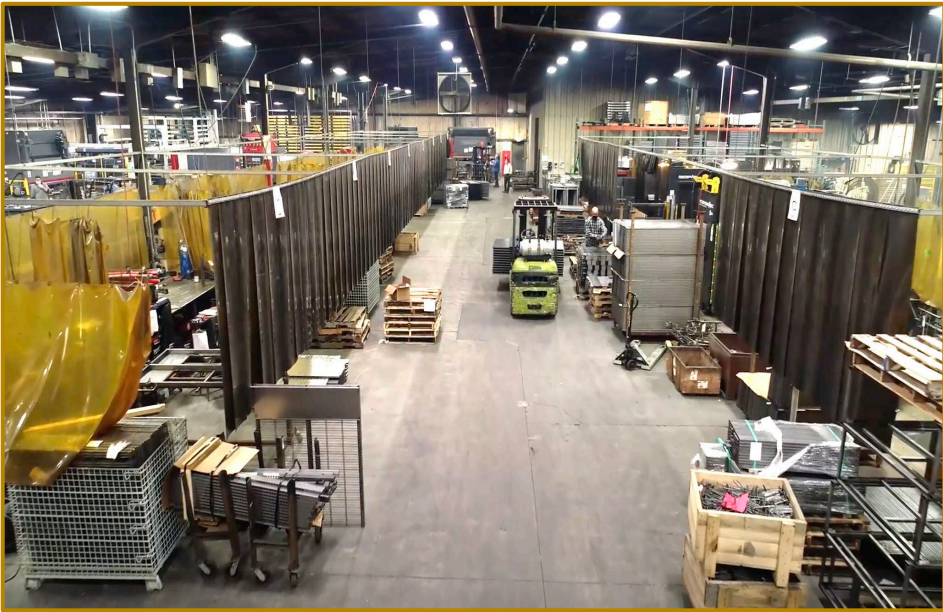
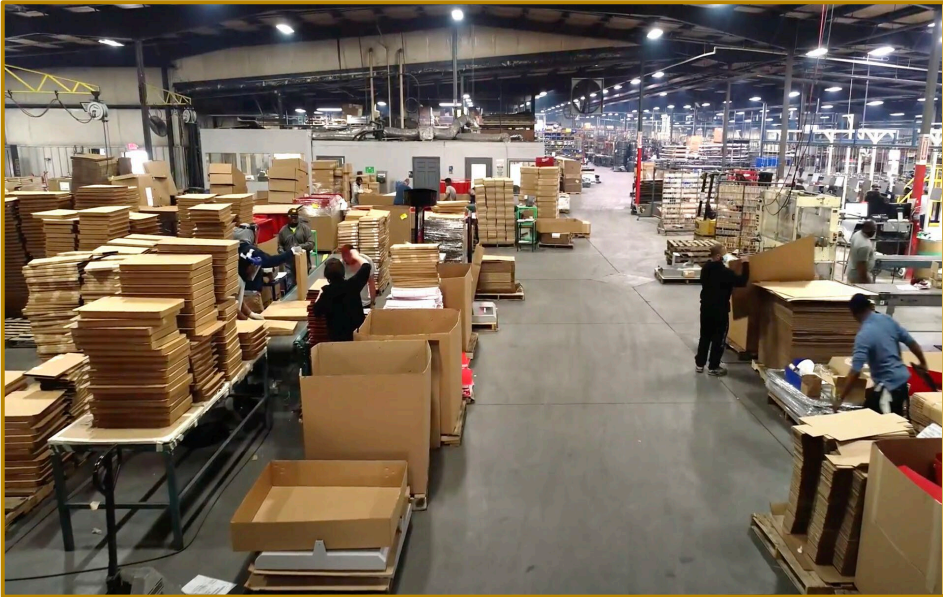
SURVEY



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2028 Projection	3,374	26,795	48,469
2023 Estimate	3,326	26,335	47,654
2010 Census	3,292	25,609	46,302
Growth 2023 - 2028	1.44%	1.75%	1.71%
Growth 2010 - 2023	1.03%	2.83%	2.92%
2023 Population by Hispanic Origin:	360	3,851	5,706
2023 Population:	3,326	26,335	47,654
White	2,977	19,968	38,652
Black	190	5,099	6,764
Am. Indian & Alaskan	48	344	571
Asian	44	325	647
Hawaiian & Pacific Island	0	39	58
Other	67	559	962
U.S. Armed Forces:	0	39	100

Radius	1 Mile	3 Mile	5 Mile
Households:			
2028 Projection	1,359	10,713	19,107
2023 Estimate	1,339	10,530	18,788
2010 Census	1,321	10,221	18,232
Growth 2023 - 2028	1.49%	1.74%	1.70%
Growth 2010 - 2023	1.36%	3.02%	3.05%
Owner Occupied	948	6,379	12,771
Renter Occupied	391	4,152	6,017
2023 Households by Household Inc:	1,341	10,530	18,788
<\$25,000	252	2,780	4,143
\$25,000 - \$50,000	353	2,958	4,936
\$50,000 - \$75,000	495	2,361	4,293
\$75,000 - \$100,000	118	1,149	2,355
\$100,000 - \$125,000	34	655	1,570
\$125,000 - \$150,000	62	235	635
\$150,000 - \$200,000	20	298	681
\$200,000+	7	94	175
2023 Avg Household Income	\$56,439	\$54,627	\$60,910
2023 Med Household Income	\$52,213	\$43,783	\$51,715



MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



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