# Sandy St

Fairmont, NC



*for more information*

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REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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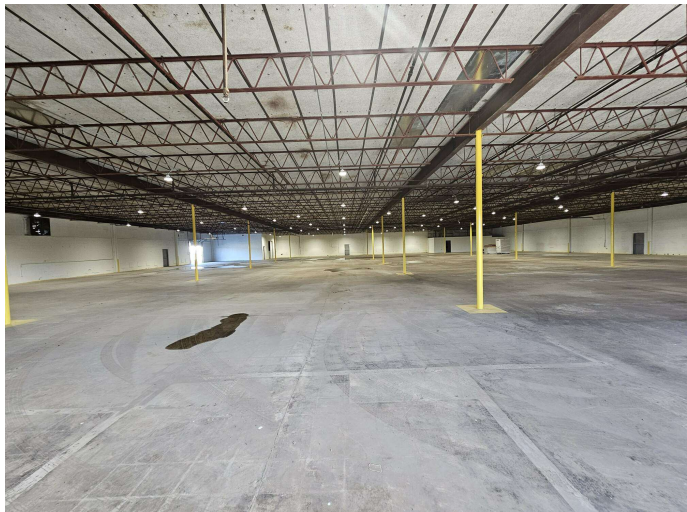
## PROPERTY OVERVIEW

| | |
|---|---|
| **Sale Price:** | $950,000 |
| **Lease Price:** | $ 2.99 SF/YR |
| **Lot Size:** | 6 Acres |
| **Building Size:** | 28,980 SF |
| **Price / SF:** | $32.78 |
| **Market:** | Fairmont |

### property description

This property offers a range of recent upgrades and essential features, making it an excellent choice for various business operations. The property features new LED lights that enhance energy efficiency. The facility is fire-sprinkled and equipped with two loading docks, ideal for logistics and distribution needs. A brand-new roof and an updated electrical system ensure reliability and low maintenance. The property includes an additional 3-acre lot across the street. Conveniently located near Highway 41, with easy access to both Highway 74 and I-95, this property is well-positioned for regional connectivity. Please note that the listed rate may not include certain utilities, building services, and property expenses.

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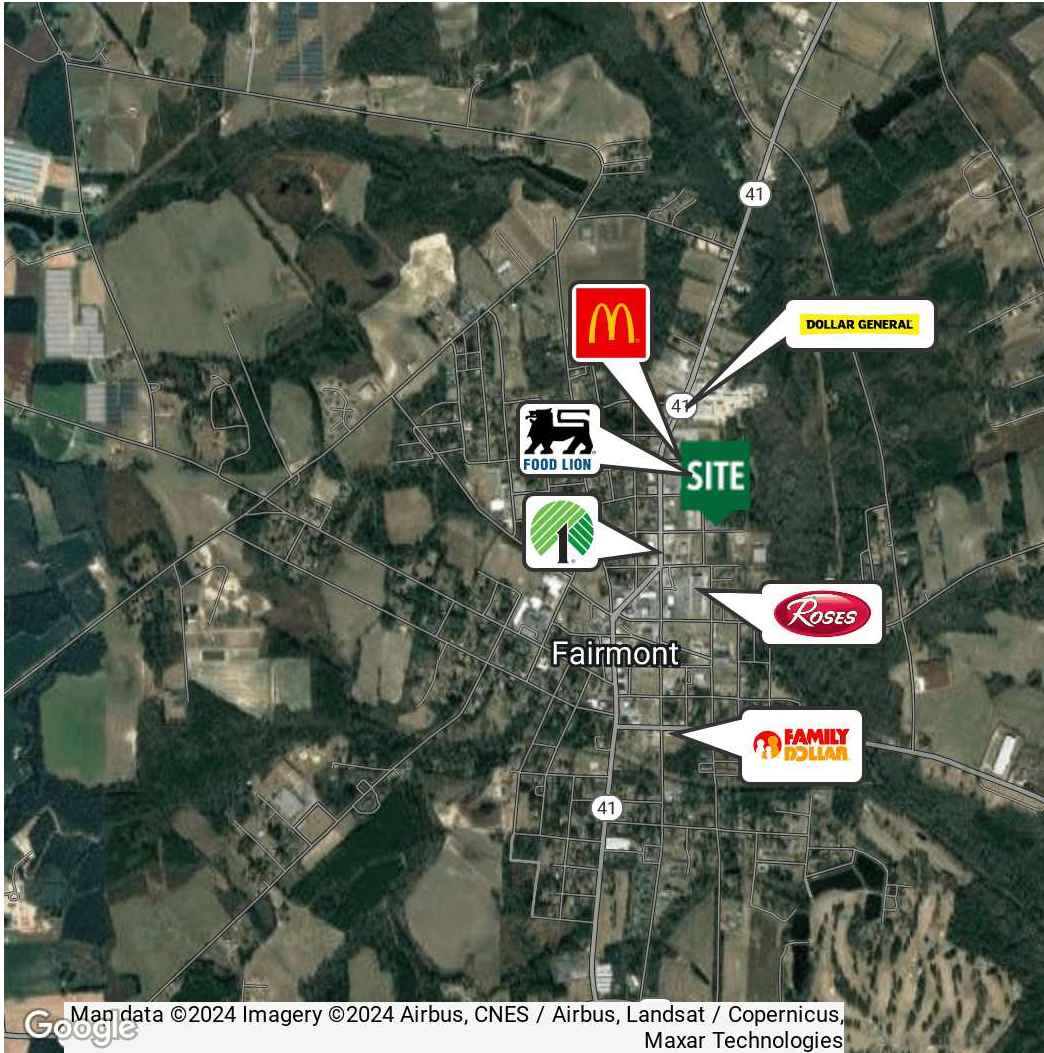REAL ESTATE, LLC
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# ADDRESS NOT DISCLOSED, FAIRMONT, NC

## DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 11 | 44 | 191 |
| Average Age | 53.1 | 53.1 | 50.3 |
| Average Age (Male) | 49.6 | 49.6 | 46.1 |
| Average Age (Female) | 53.2 | 53.2 | 52.7 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 4 | 17 | 73 |
| # of Persons per HH | 2.8 | 2.6 | 2.6 |
| Average HH Income | $33,845 | $31,854 | $33,980 |
| Average House Value | $128,068 | $102,455 | $96,751 |

*2020 American Community Survey (ACS)*



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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