

SUITE F  
CURRENTLY USED AS AUTOMOTIVE

CALIBER  
CAR AUTO SALES

## W FIRE TOWER ROAD

📍 675 W FIRE TOWER RD | WINTERVILLE, NC 28590

- » 11,845 SF retail building on 1.19 acres zoned GB; available suite currently being used as automotive
- » Warehouse ceiling height is 16'6" and includes 3 12'x12' drive-in doors
- » Layout consists of 1 private office, 2 bathrooms, break area, reception and showroom, and 2 storage rooms
- » 5:1,000 parking ratio
- » Current co-tenants: Intimate Moments, Papa Johns, Aqua Living Factory Outlets, and E&S Hemp Company
- » Walking distance to a variety of retail and dining options

### AVAILABILITIES

SUITE F - 3,500 SF  
CURRENTLY USED AS AUTOMOTIVE  
avail. March 31, 2023

### RENTAL RATE

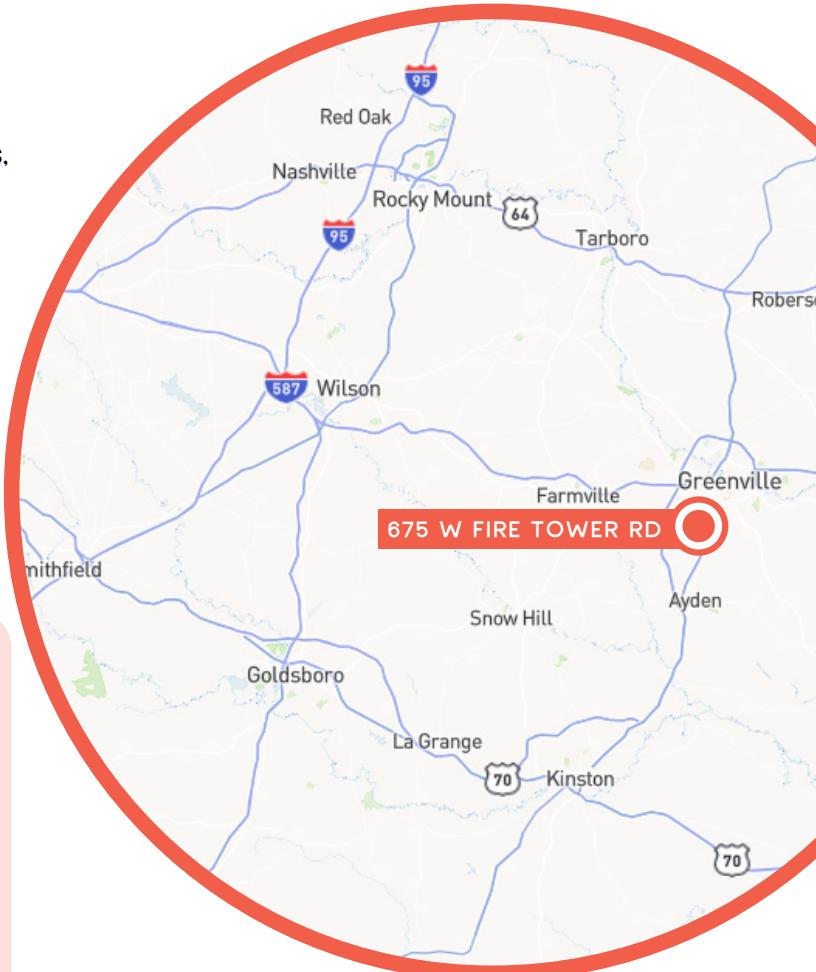
\$15.00 PSF, NNN  
EST. TICAM \$3.00 PSF

### CONTACT:

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PARTNERS

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## DEMOGRAPHICS

	0-1 MILE	1-3 MILES	3-5 MILES
2022 POPULATION	4,556	47,361	47,217
2027 POPULATION	4,752	48,692	47,079
2022 HOUSEHOLDS (HH)	1,868	20,065	19,782
AVERAGE HH INCOME	\$88,555	\$91,070	\$51,688
MEDIAN AGE	35.7	34.3	30.5

Source: United States Census Bureau, ESRI STDB Survey, 2022

## TRAFFIC COUNTS

W FIRE TOWER RD	20,000 VPD
S MEMORIAL DR	36,500 VPD



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