

FOR LEASE

100 North 13th Street

ERWIN, NC 28339

JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Lease Rate:	\$5.50 - 6.95 SF/yr (NNN)
Building Size:	127,312 SF
Available SF:	2,528 - 11,323 SF
Lot Size:	28.87 Acres
Zoning:	M1

PROPERTY OVERVIEW

The location is ideally situated within the Fayetteville MSA market, offering a thriving business environment. The property benefits from its proximity to Fayetteville (208,778 Population) and Raleigh (469,124 Population). The location provides convenient access to major highways, air, rail, and sea transportation within the greater region.

PROPERTY HIGHLIGHTS

- Lease rates range from \$4.95 PSF to \$9.95 PSF (NNN)
- All available units provide new LED lighting
- Located in Jacksonville MSA and near Raleigh MSA

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,528 - 11,323 SF	Lease Rate:	\$5.50 - \$6.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Suite 101	Available	5,176 SF
Suite 102	Available	5,202 SF
Suite 103	-	5,202 SF
Suite 104	-	5,202 SF
Suite 105	-	2,647 SF
Suite 106	-	2,554 SF
Suite 107 & 108	-	5,181 SF
Suite 111	-	6,151 SF
Suite 112	-	6,171 SF
Suite 113	Available	6,171 SF
Suite 114	Available	6,171 SF
Suite 115	Available	2,528 SF
Suite 121	-	2,701 SF
Suite 122	-	5,201 SF



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SUITE	TENANT	SIZE (SF)
Suite 123	-	5,201 SF
Suite 124	Available	5,201 SF
Suite 125	-	5,201 SF
Suite 126	-	2,677 SF
Suite 127	Available	11,323 SF
Suite 131	Available	5,022 SF
Suite 132	-	4,961 SF
Suite 133	-	4,961 SF
Suite 134	Available	4,961 SF
Suite 135	-	4,961 SF
Suite 136	Available	6,601 SF



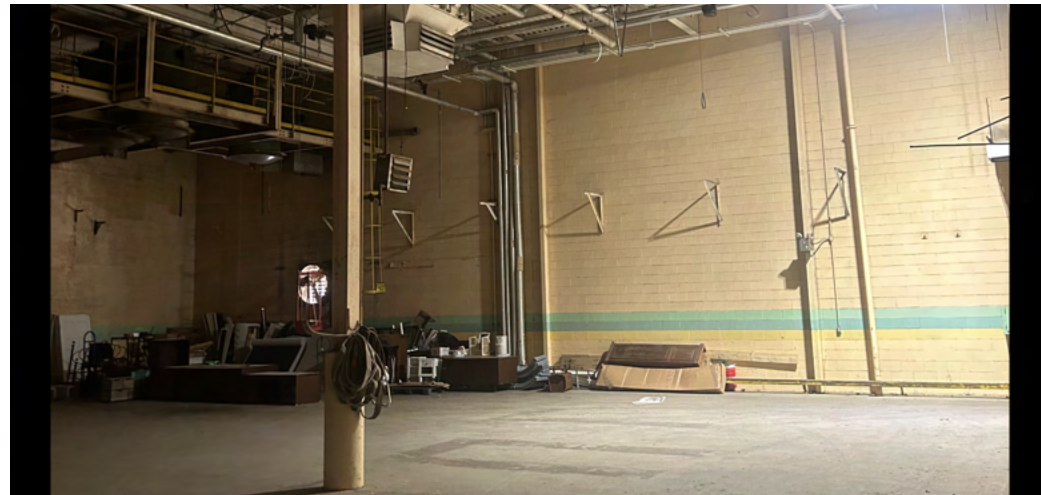
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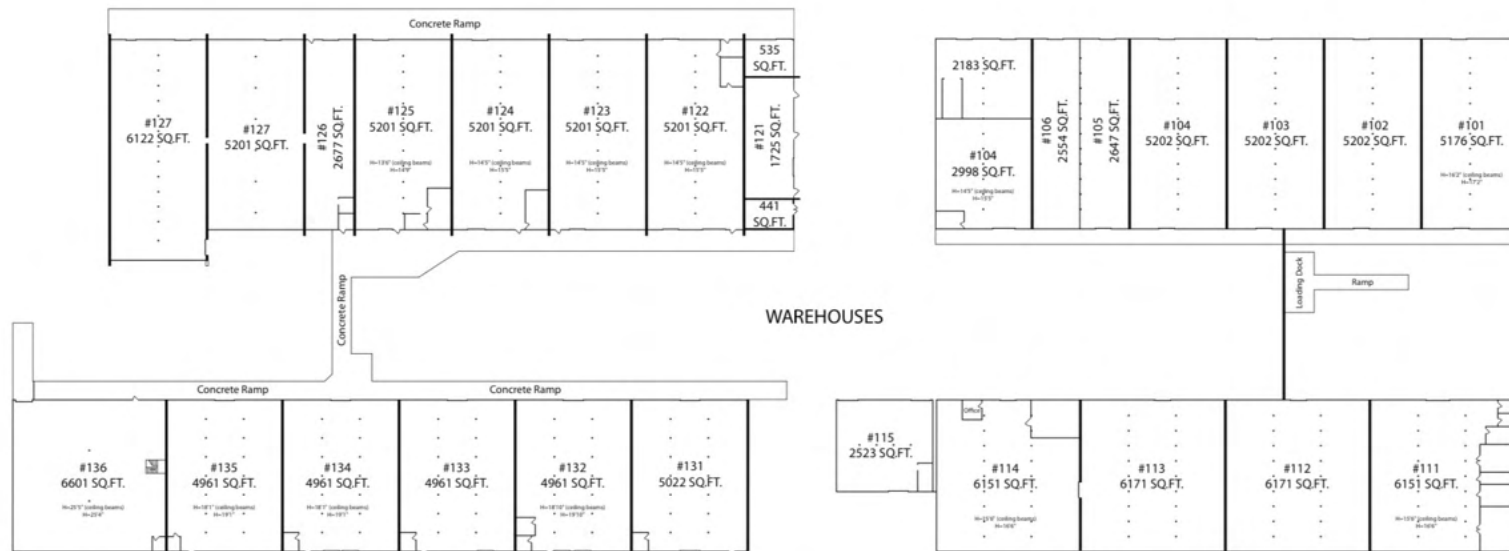
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100 N 13th St, Erwin, NC 28339

LEASING OVERVIEW | AREA ONE



AREA 1
127312 SQ.FT.

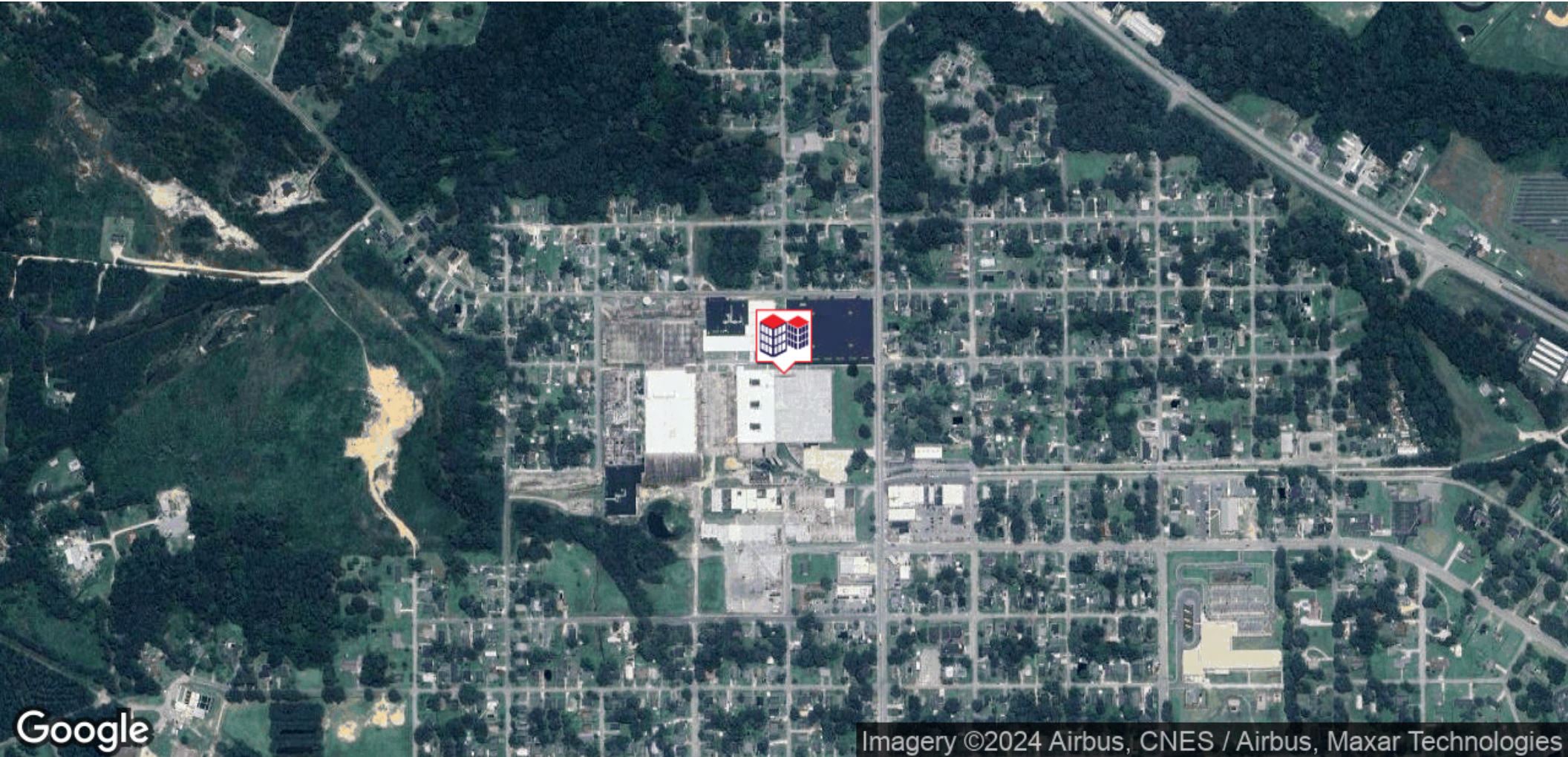
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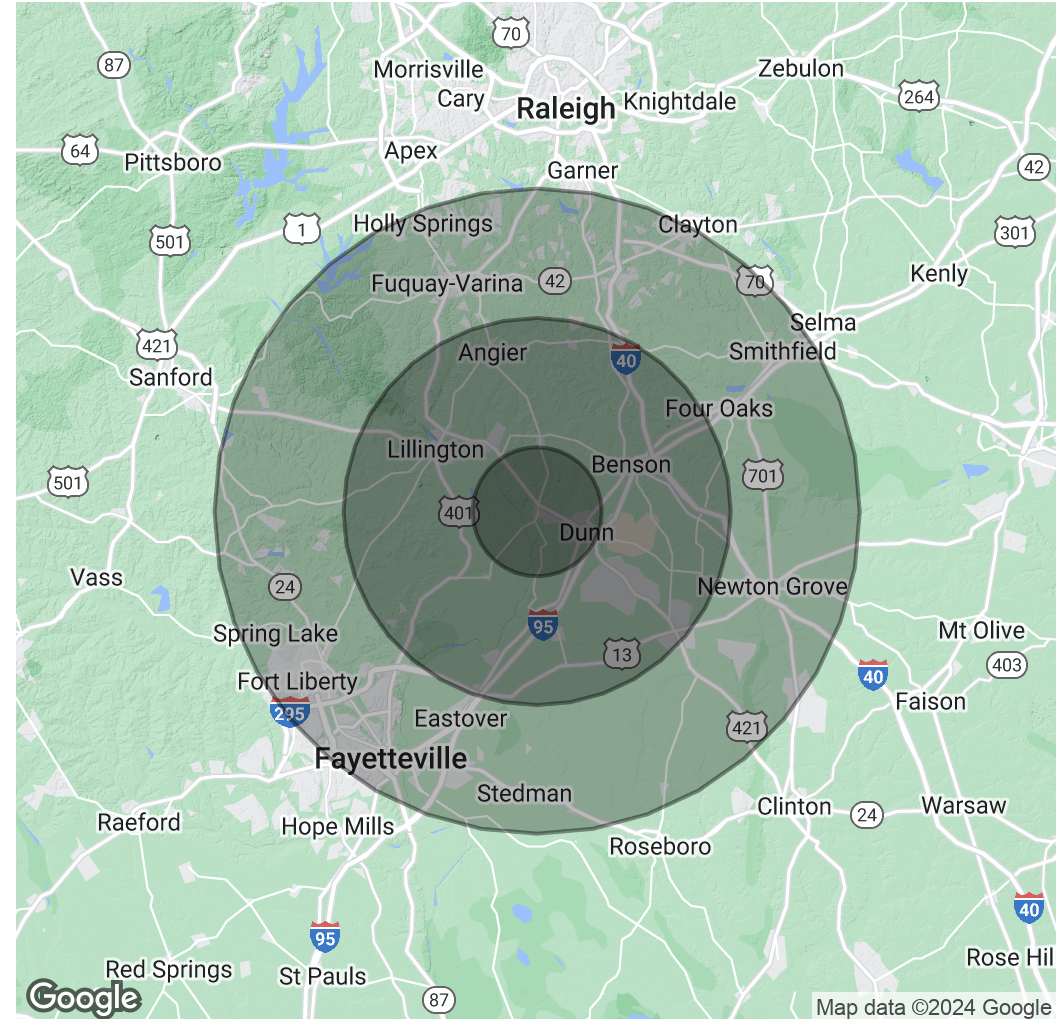
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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	20,020	116,976	630,751
Average Age	43	40	38
Average Age (Male)	41	39	37
Average Age (Female)	44	41	39
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	8,240	44,696	235,278
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$69,669	\$81,509	\$93,909
Average House Value	\$224,201	\$256,586	\$290,234

Demographics data derived from AlphaMap



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