

Old Hickory Warehouse

1009 FORSYTH AVENUE, UNIT B, INDIAN TRAIL, NC 28079



Flex/Warehouse

FOR
| Sale

SIZE
| ±4,500 SF

PRICE
| Call for Pricing



Overview

Premier Business Park located between Matthews and Monroe

±4,500 SF Warehouse (Unit B) for Sale

Rear Loading Dock and Entry Door

25' Ceiling Height

Steel Racking System Included

Union County PID: 0708130802

Located less than 1 mile from Hwy 74

Convenient access to I-485

±4,500 SF Flex/Warehouse
for Sale



Mike Chatham
Broker

(704) 367 5010
mchatham@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Site Aerial



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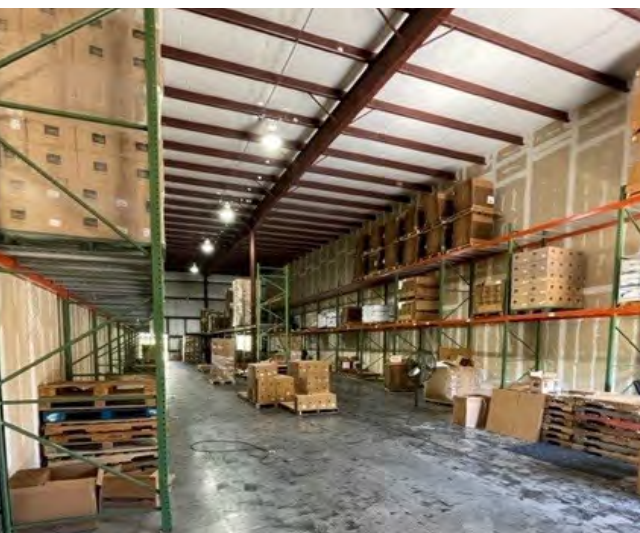
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Property Photos



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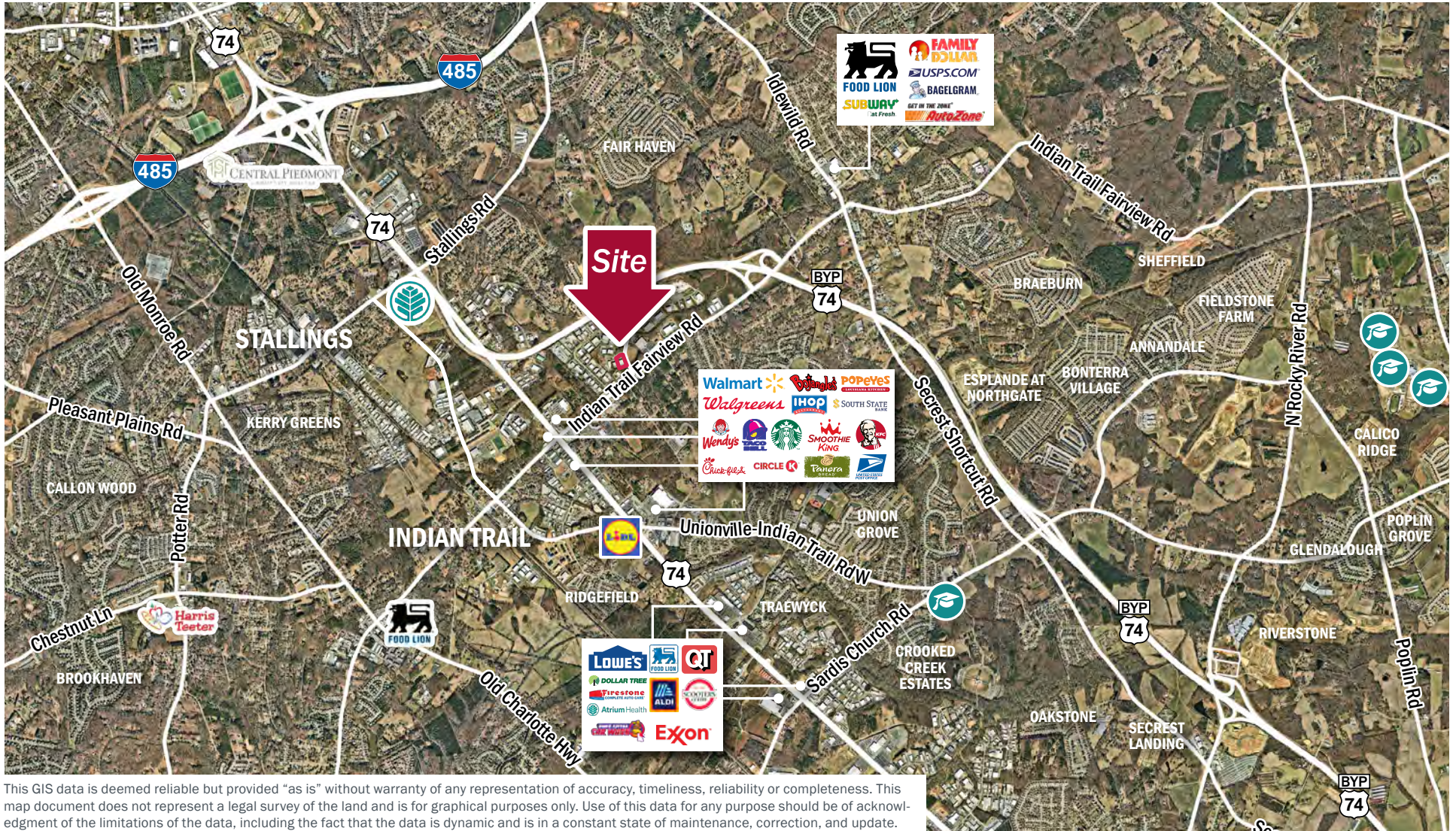
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Market Aerial



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Property Overview

Demographics

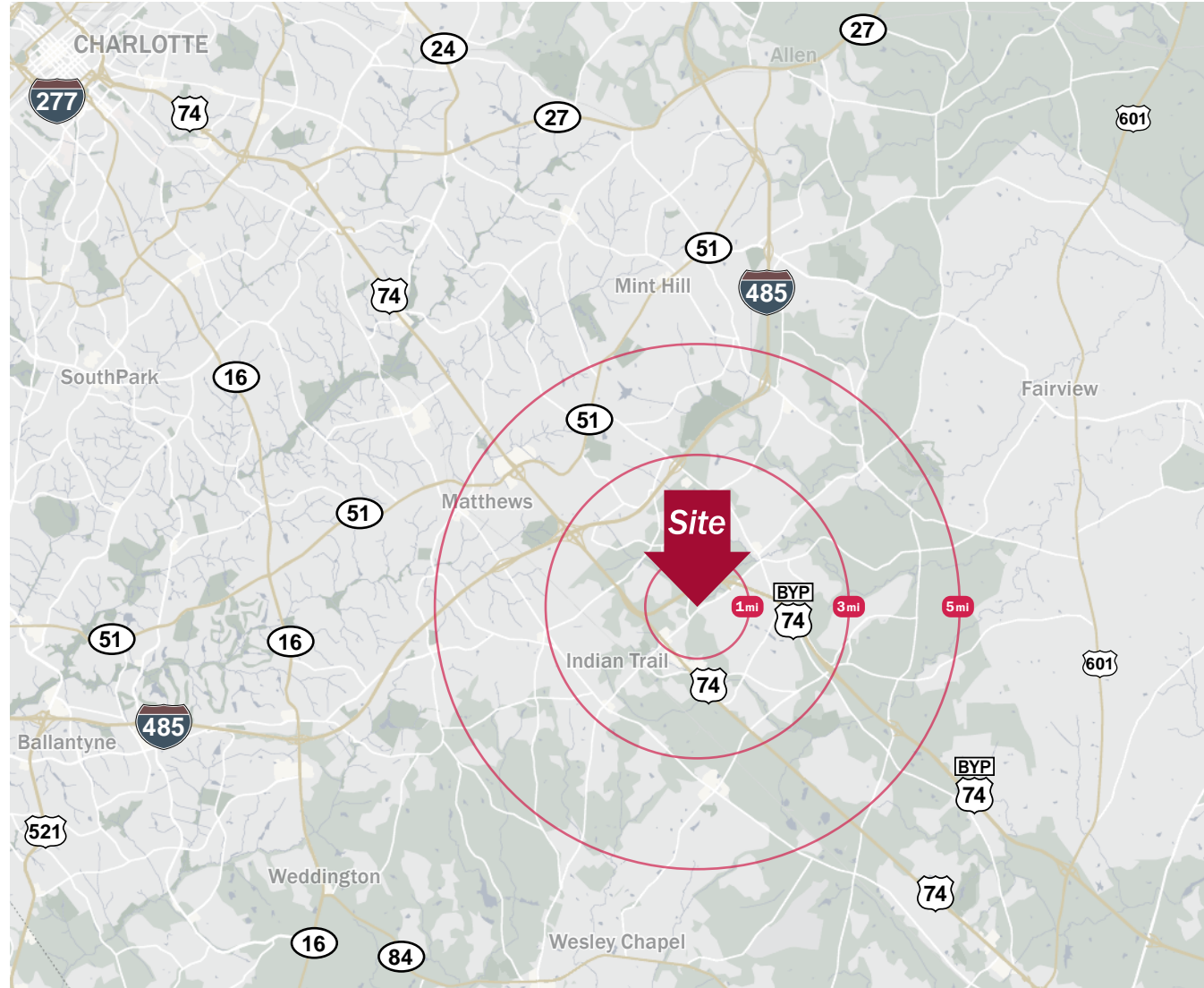
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	3,260	42,704	118,206
Growth Rate	6.95%	1.98%	2.13%
Avg. HH Income	\$89,492	\$118,574	\$130,043

Traffic Count

Source: NCDOT

	AADT
Hwy 74	60,500 (2023)
Indian Trail Fairview Rd	13,500 (2022)
Monroe Expressway	18,500 (2023)



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contact

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