

Stanley, NC Warehouse

3832 Charles Raper Jonas Hwy, Stanley NC 28164

O F F E R I N G M E M O R A N D U M



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OFFERING SUMMARY

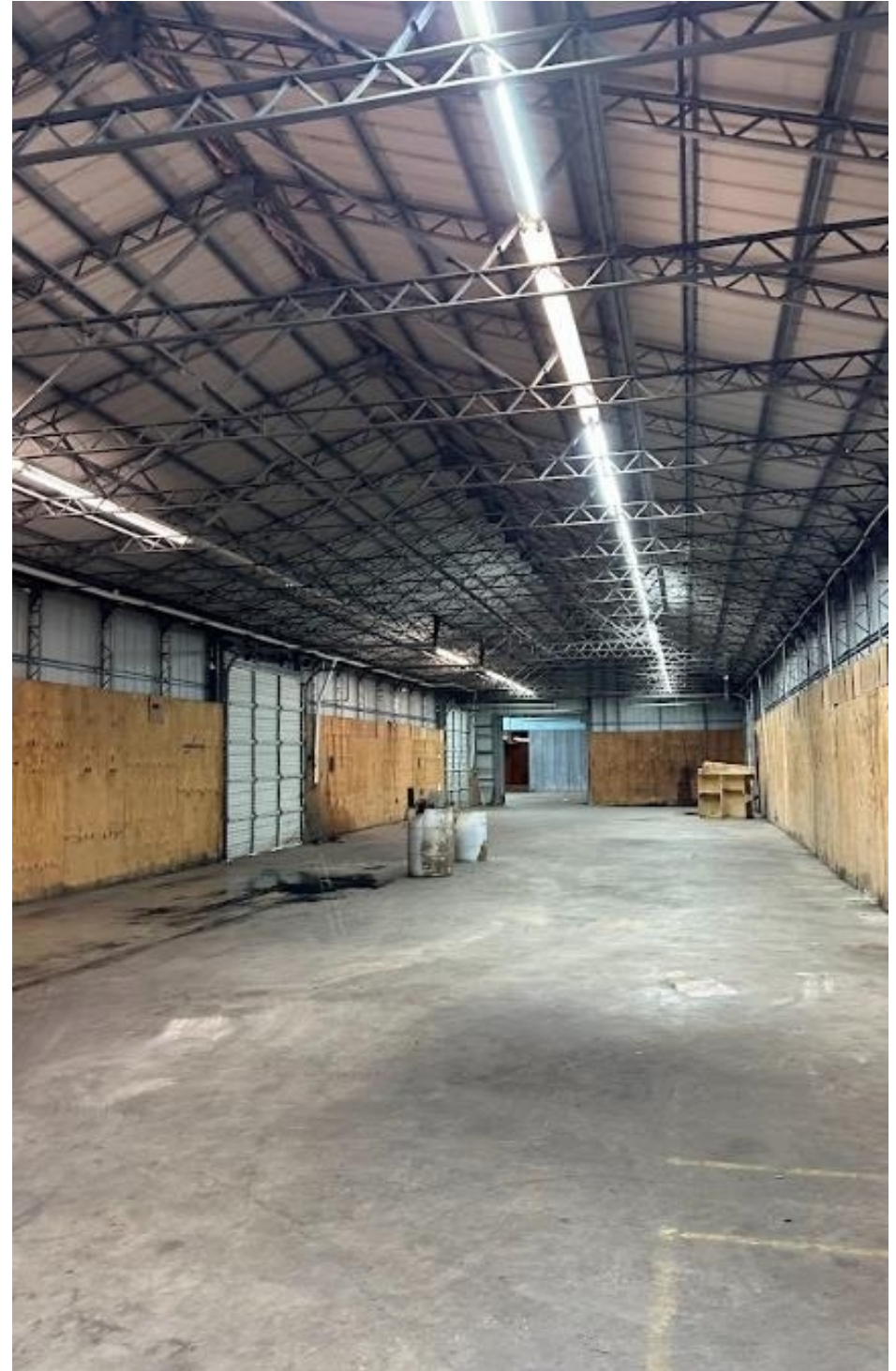
ADDRESS	3832 Charles Raper Jonas Hwy Stanley NC 28164
COUNTY	Gaston
BUILDING SF	16,472 SF
LAND ACRES	2.16

FINANCIAL SUMMARY

PRICE	\$799,500
PRICE PSF	\$48.54

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	1,167	10,780	23,238
2023 Median HH Income	\$54,131	\$57,714	\$60,605
2023 Average HH Income	\$71,224	\$77,661	\$80,806

- Value-Add or owner-user opportunity and priced accordingly.
- Great for Multi-Tenant or Single-Tenant configuration.
- Features 4 separate warehouse locations and 2 separate office locations on the site.
- Fully fenced with direct Hwy 27 road frontage.
- Usable land to expand yard storage or parking.
- Warehouse spaces include 16' and 12' clearance heights.
- Heavy power available in building.



PROPERTY FEATURES

BUILDING SF	16,472
LAND ACRES	2.16
# OF PARCELS	1
ZONING TYPE	I-2 with CH Overlay
NUMBER OF BUILDINGS	2
CEILING HEIGHT	11.5-16 Ft
FENCED YARD	Yes





Charles Raper Jonas Hwy

1830

27

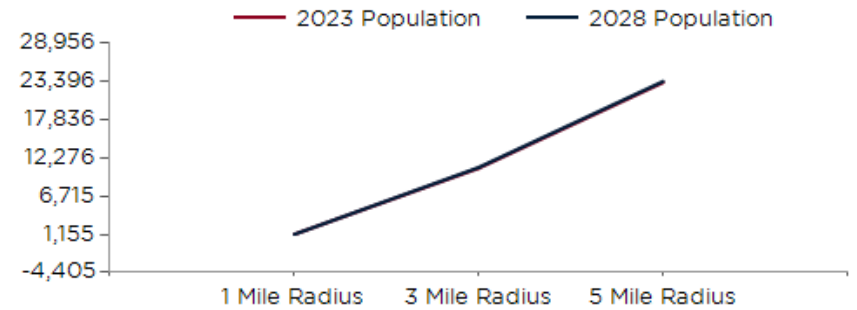
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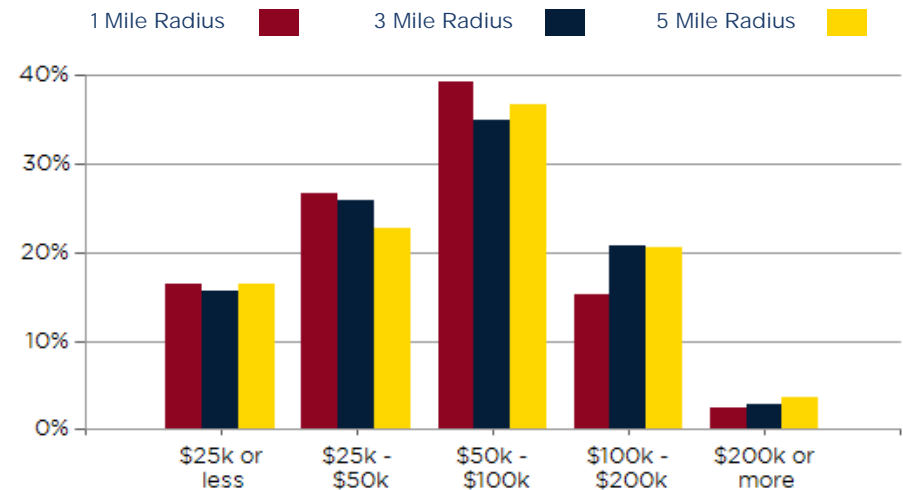
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,108	9,485	19,568
2010 Population	1,169	10,320	21,533
2023 Population	1,167	10,780	23,238
2028 Population	1,155	10,889	23,396
2023-2028: Population: Growth Rate	-1.05%	1.00%	0.70%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	55	382	846
\$15,000-\$24,999	29	300	675
\$25,000-\$34,999	73	379	792
\$35,000-\$49,999	64	744	1,326
\$50,000-\$74,999	143	918	1,911
\$75,000-\$99,999	59	606	1,499
\$100,000-\$149,999	57	650	1,351
\$150,000-\$199,999	21	255	555
\$200,000 or greater	13	121	333
Median HH Income	\$54,131	\$57,714	\$60,605
Average HH Income	\$71,224	\$77,661	\$80,806

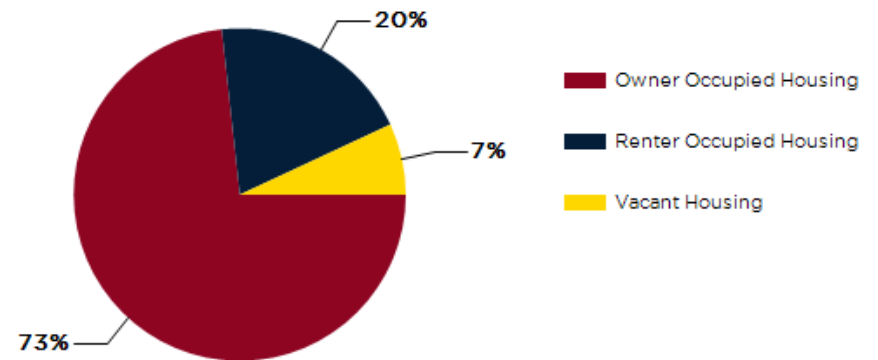
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	468	3,829	7,743
2010 Total Households	479	3,959	8,241
2023 Total Households	514	4,356	9,290
2028 Total Households	513	4,433	9,440
2023 Average Household Size	2.27	2.46	2.48
2023-2028: Households: Growth Rate	-0.20%	1.75%	1.60%



2023 Household Income

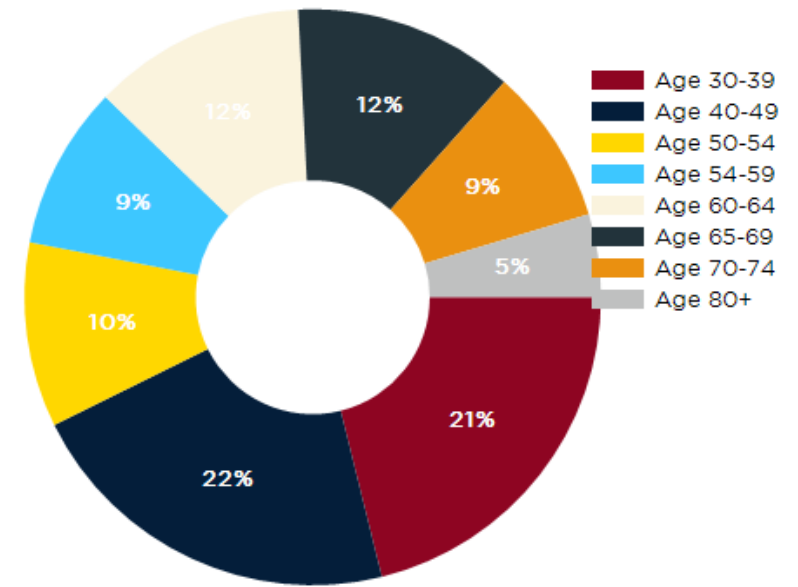


2023 Own vs. Rent - 1 Mile Radius

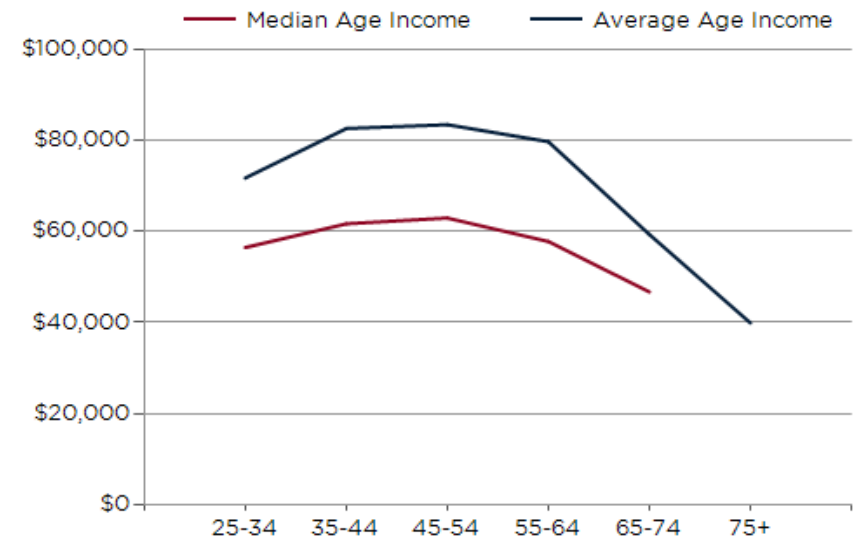


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	86	725	1,522
2023 Population Age 35-39	73	681	1,420
2023 Population Age 40-44	87	754	1,538
2023 Population Age 45-49	75	722	1,552
2023 Population Age 50-54	78	724	1,596
2023 Population Age 55-59	69	687	1,652
2023 Population Age 60-64	90	792	1,762
2023 Population Age 65-69	93	754	1,659
2023 Population Age 70-74	66	592	1,321
2023 Population Age 75-79	35	355	837
2023 Population Age 80-84	19	203	452
2023 Population Age 85+	12	140	328
2023 Population Age 18+	925	8,496	18,529
2023 Median Age	42	42	44
2028 Median Age	43	43	45

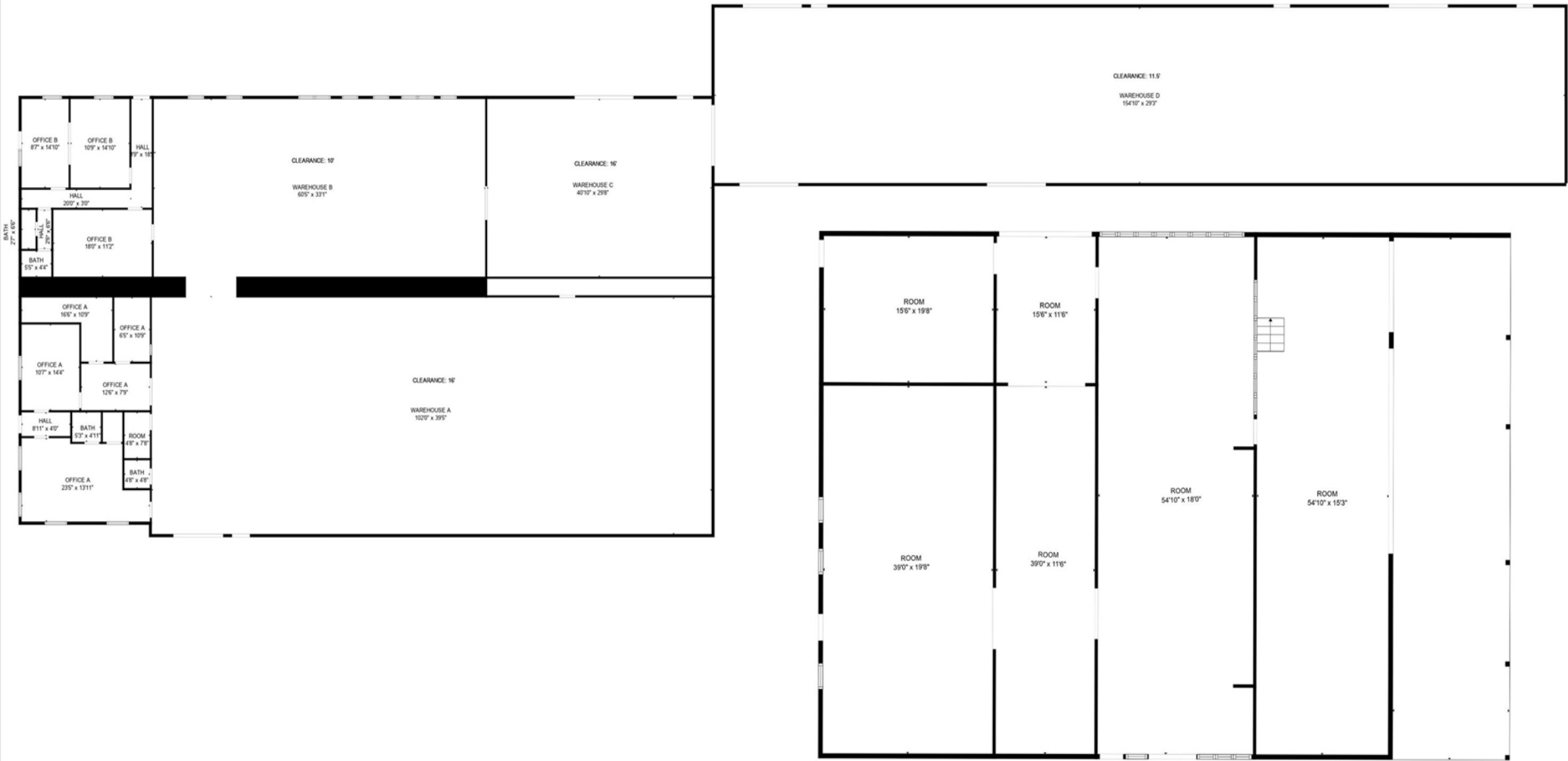


2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,518	\$61,445	\$63,801
Average Household Income 25-34	\$71,821	\$77,309	\$79,758
Median Household Income 35-44	\$61,745	\$71,760	\$75,393
Average Household Income 35-44	\$82,728	\$92,435	\$95,332
Median Household Income 45-54	\$63,022	\$74,582	\$77,113
Average Household Income 45-54	\$83,575	\$91,818	\$93,602
Median Household Income 55-64	\$57,846	\$61,392	\$65,416
Average Household Income 55-64	\$79,831	\$82,615	\$87,433
Median Household Income 65-74	\$46,739	\$47,081	\$50,933
Average Household Income 65-74	\$59,405	\$64,479	\$69,820
Average Household Income 75+	\$39,908	\$50,787	\$53,156



WAREHOUSE: 13,718 sqft
STORAGE: 2754 sqft

TOTAL:
16,472 sqft



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