

208 Lithia Inn Rd Lincolnton, NC 28092



OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY



LEE HUSS

Lee@gillelandrealty.com

(704) 735 - 0099

341 E MAIN STREET, LINCOLNTON

Gilleland
REALTY

INVESTMENT SUMMARY



208 Lithia Inn Rd offers a strong investment opportunity in a strategic location just off NC Highway 27 and near US Highway 321, providing excellent regional access. The 5.872-acre property includes approximately 30,536 square feet of mixed-use space consisting of industrial, office, mini storage, and warehouse uses, creating diversified income potential. Zoned General Business, the property benefits from growing demand in the area and offers strong long-term value for investors. The flexible layout supports a variety of tenant types and business operations. With room for potential expansion.

PROPERTY SUMMARY

Offering Price	\$1,700,000.00
Building SqFt	30,536 SQFT
Year Built	1969, 2005, 2007
Lot Size (acres)	5.872
Parcel ID	01312
Zoning Type	G-B
County	Lincoln
Coordinates	35.476633, -81.217593

INVESTMENT HIGHLIGHTS

Multiple Tenants with Stable Income:

The property is currently occupied by several tenants, generating consistent and diversified rental income across different uses.

Flexible Mixed-Use Space:

Designed to accommodate office, storage, or warehouse operations, the space offers versatility to meet a variety of tenant needs.

Separate Isolated Warehouse Building:

A 1,306 SF standalone warehouse provides additional leasing flexibility, ideal for tenants requiring independent space.

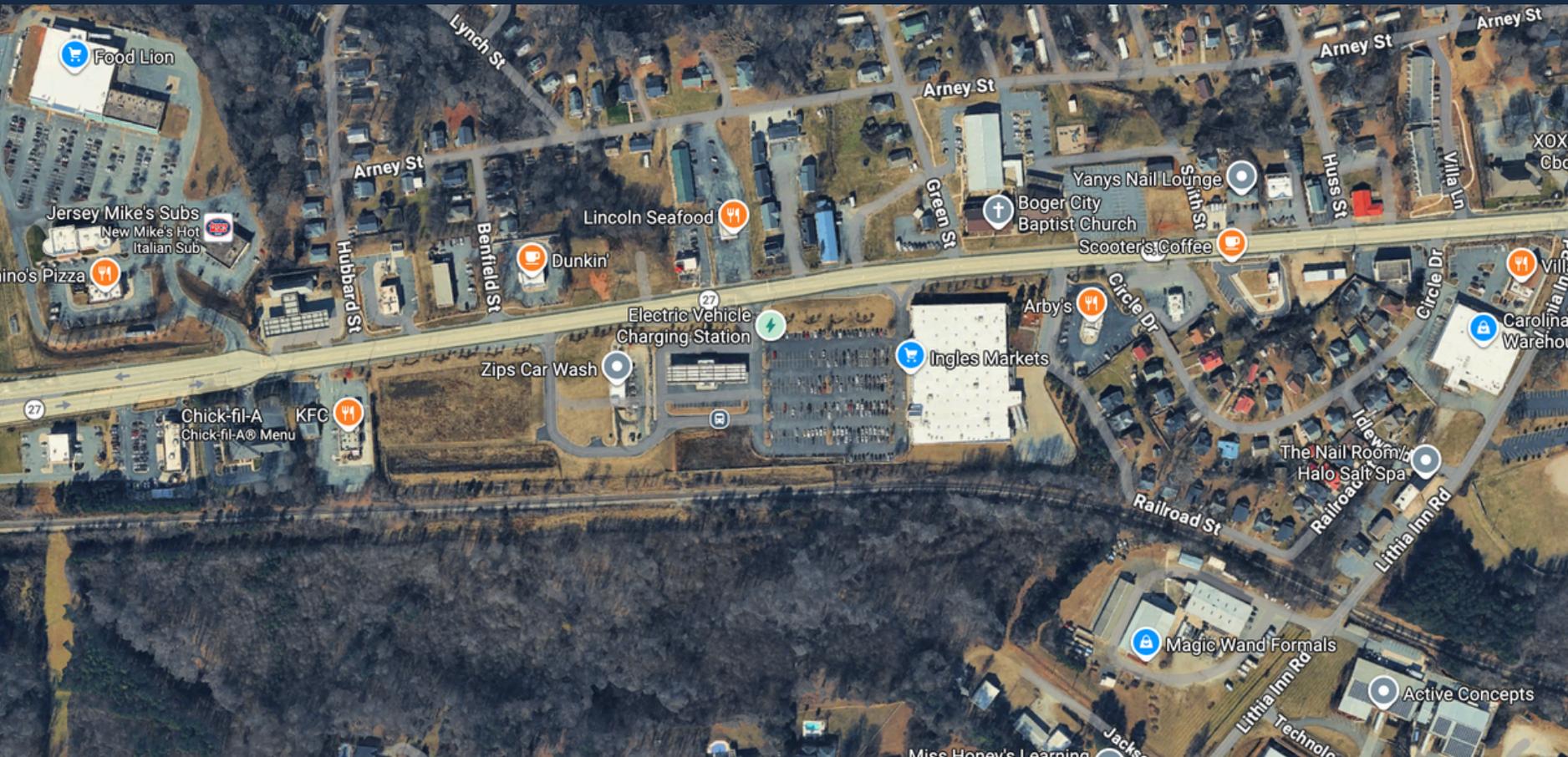
Prime Strategic Location:

Situated in a high-visibility commercial corridor just off NC Highway 27 and US Highway 321, offering excellent regional access and exposure.

Additional Land for Revenue Growth:

The property includes extra acreage, allowing potential expansion, development, or new revenue-generating opportunities.

LOCATION HIGHLIGHTS



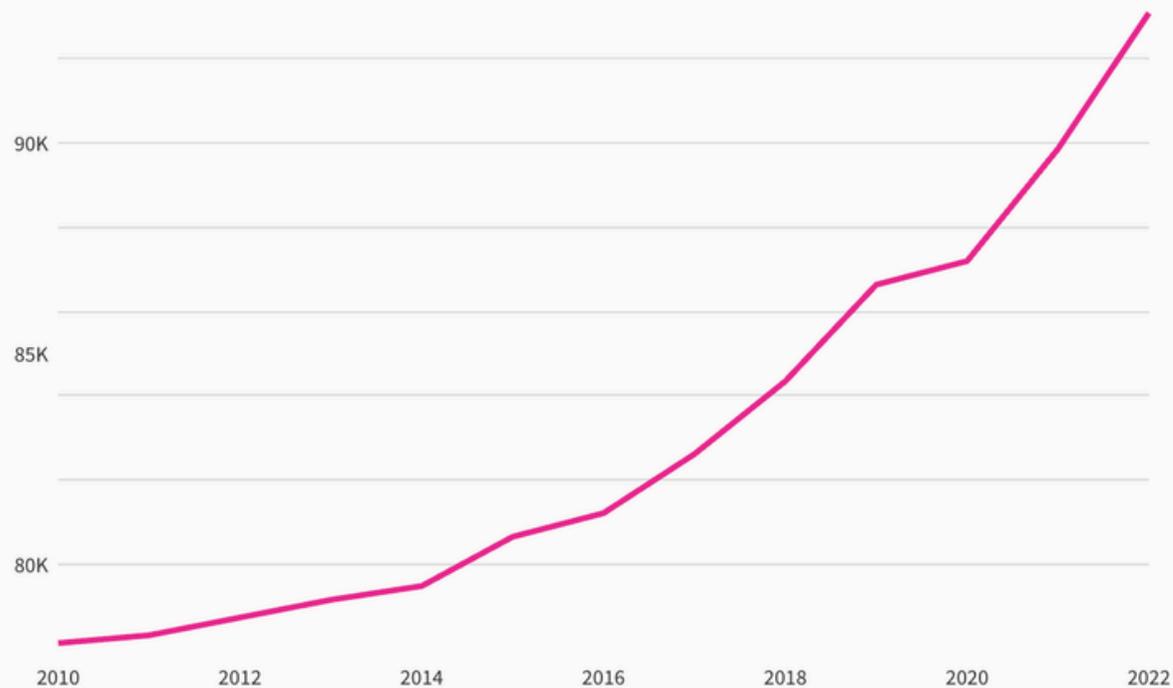
Highway 27 and near US Highway 321, providing excellent regional access. The property benefits from proximity to a growing mix of industrial, office, and retail businesses, supporting strong demand for commercial space. Its strategic location offers both exposure and convenience, making it attractive to a variety of tenants and investment opportunities.

POPULATION GROWTH

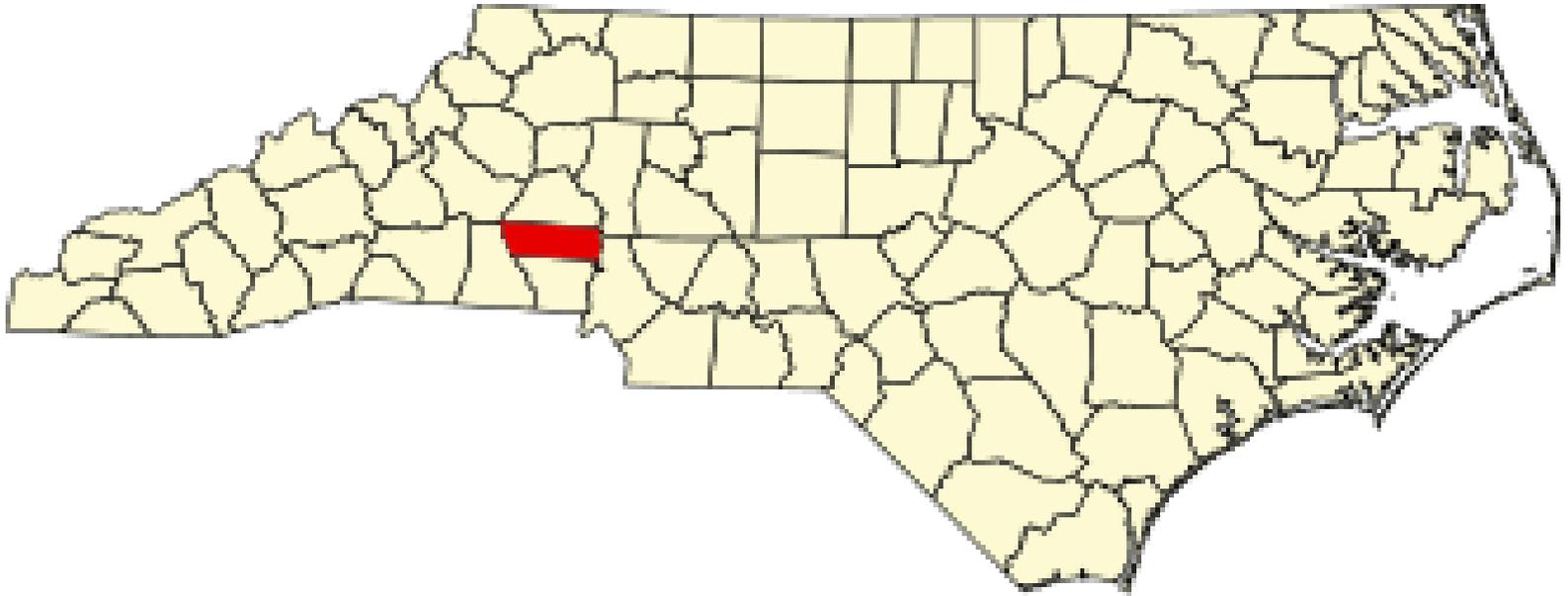
How many people live in Lincoln County?

Lincoln County's population **grew 19.2%** from the **78,127** people who lived there in **2010**. For comparison, the population in the US **grew 7.7%** and the population in North Carolina **grew 11.7%** during that period.

Population in Lincoln County



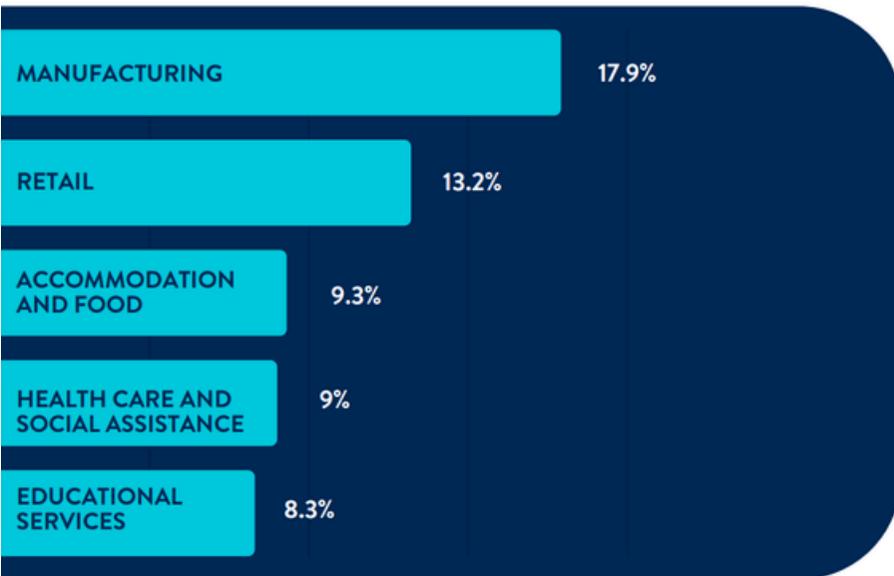
LINCOLNTON INVESTMENT ACTIVITY



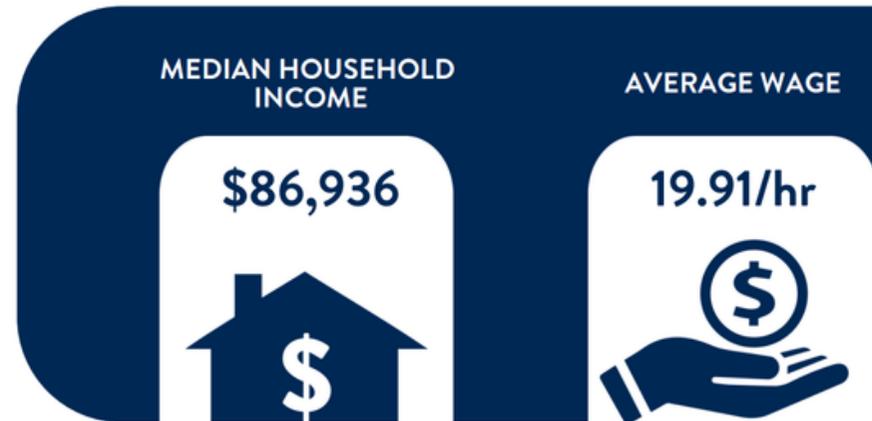
Lincoln County experienced a transformative period in 2023, witnessing an impressive \$231 million commitment in announcements and expansions and the creation of 604 new jobs.

EMPLOYMENT AND INCOME

TOP 5 LARGEST SECTORS BY EMPLOYMENT PERCENTAGES



INCOME



Lincoln County has seen solid economic momentum with employment growing alongside population increases and expanding business activity in recent years. Total employment in the county rose by about 4.3% from 2022 to 2023, and median household income has climbed to approximately \$80,000+, reflecting rising earning power in the area. With significant new investments bringing hundreds of jobs and continued interest from manufacturers and other employers, the local economy is positioning itself for ongoing growth in both employment and income potential.

TRANSPORTATION



AVERAGE RESIDENT COMMUTE TIME: 29.8 MINUTES

CLOSEST INTERSTATE HIGHWAY ACCESS: INTERSTATES 77, 40, 85 AND HIGHWAYS 321, 16



RAIL – CSX TRANSPORTATION



AIRPORT – 20-25 MINUTES TO CLT INTERNATIONAL AIRPORT –6TH BUSIEST AIRPORT IN THE WORLD

LOCAL AIRPORT: • LINCOLNTON – LINCOLN COUNTY REGIONAL (IPJ)



WITHIN A 2-DAY TRUCKING TIME OVER 70% OF THE US POPULATION IS ACCESSIBLE AND 35% IS ACCESSIBLE WITHIN 1-DAY OF TRUCKING



PORTS – 3 DEEP-WATER PORTS WITHIN 250 MILES, CHARLOTTE INLAND PORT AND 2 INTERMODAL FACILITIES (CSX AND NORFOLK SOUTHERN)

CONFIDENTIALITY STATEMENT

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