

**For Lease**

1,735 SF | \$27 SF/yr

Medical / Office / Retail Space



**BROCHURE** | Suite 110, 559 Long Shoals Rd Arden, NC 28704

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## Suite 110, 559 Long Shoals Rd

Arden, North Carolina 28704

### Property Overview

Position your business for success along Arden's highly desirable Long Shoals Road corridor. Built in 2021, this attractive property offers a like-new opportunity, with the space occupied by only one tenant since new. Located near I-26 and surrounded by significant recent development, the site benefits from excellent visibility, strong traffic counts, and prominent roadside signage. A private entry with beautiful landscaping creates a polished first impression, while the flexible interior layout can accommodate medical, retail, or office users. The two-story configuration is especially functional, with the first floor well suited for client-facing operations and the second floor ideal for private offices or support space.

### Offering Summary

<b>Lease Rate:</b>	\$27 SF/yr (NNN)
<b>Available SF:</b>	1,735 SF

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	369	924	2,076
<b>Total Population</b>	782	1,969	4,613
<b>Average HH Income</b>	\$130,605	\$131,135	\$137,786

### For More Information

**Jim Davis, SIOR**

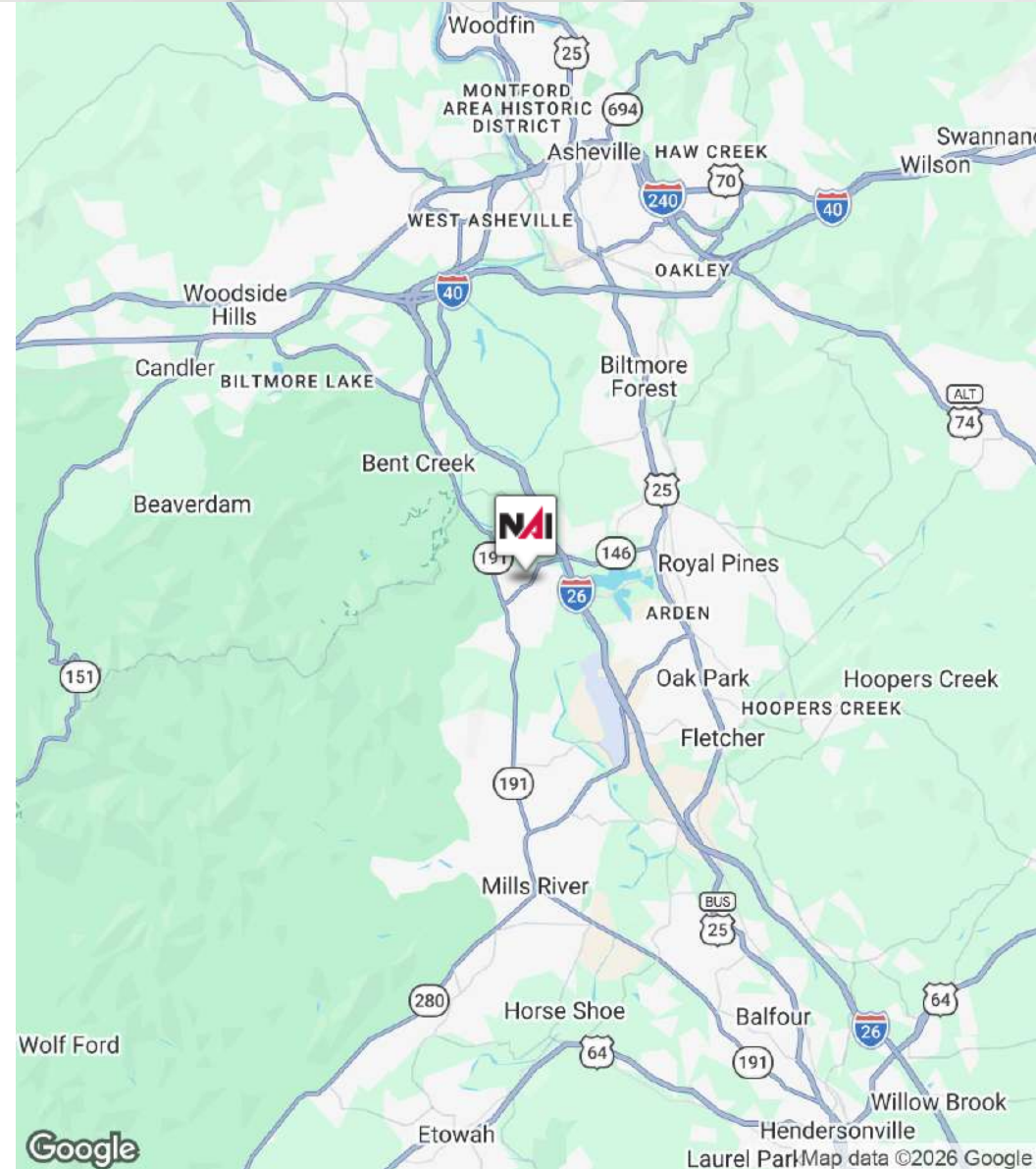
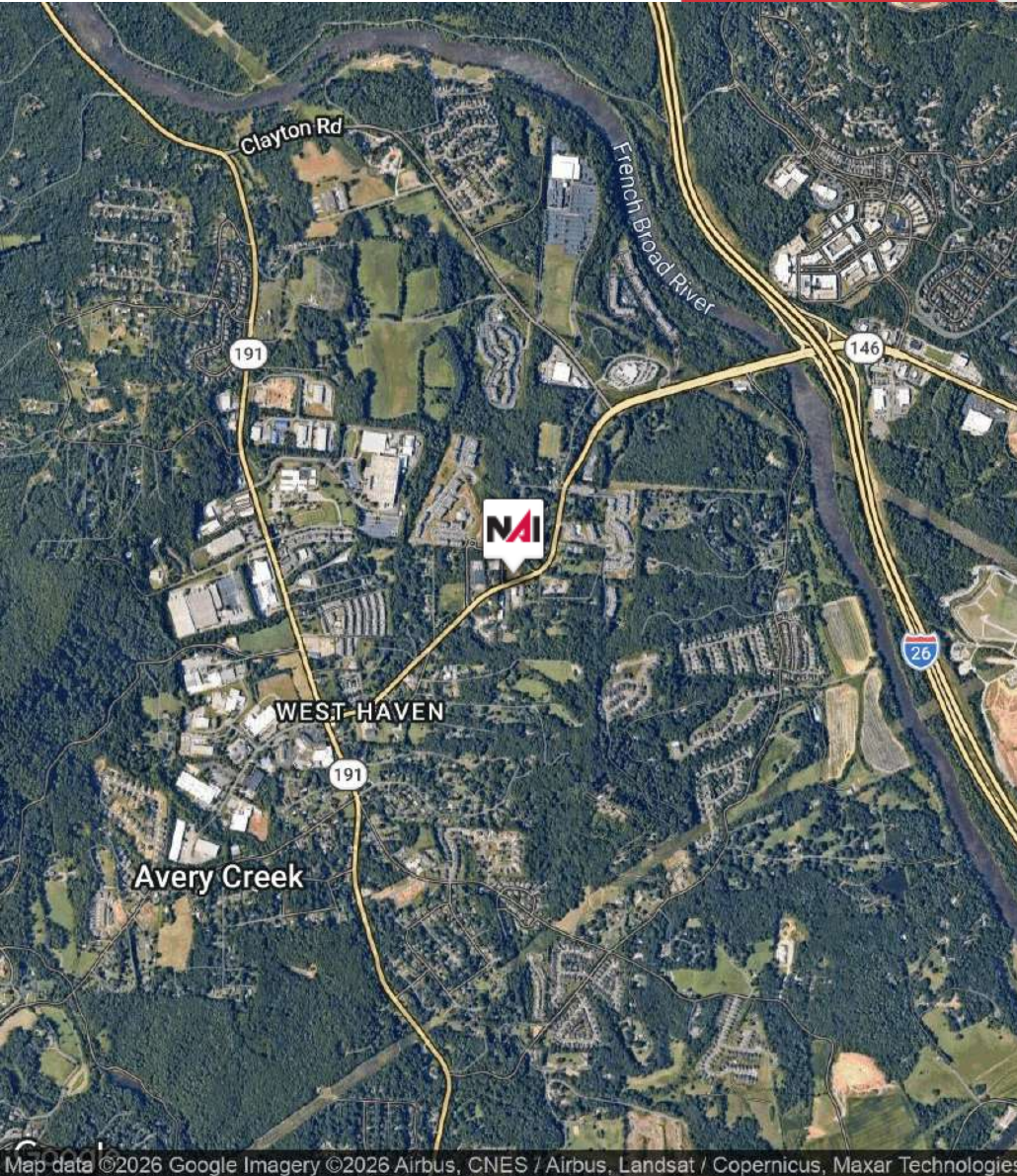
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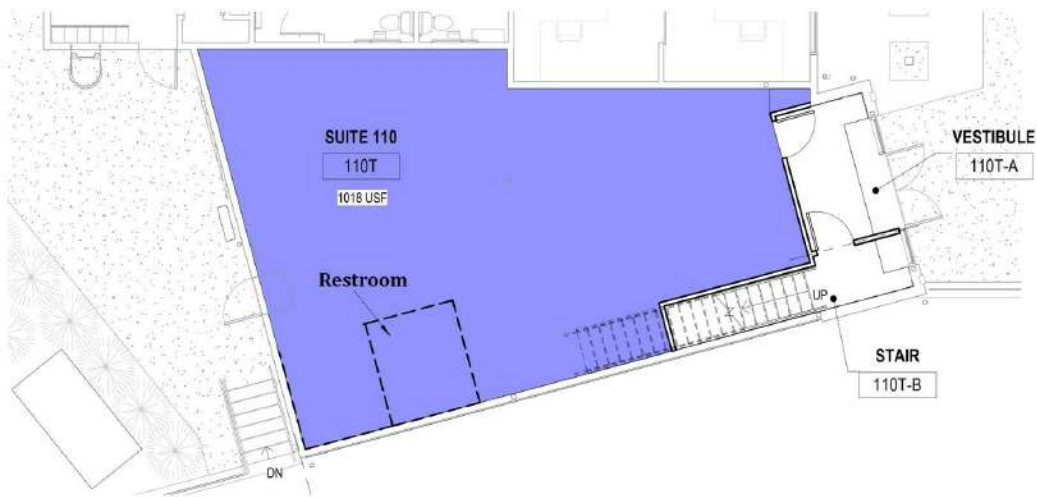


# Interior Photos

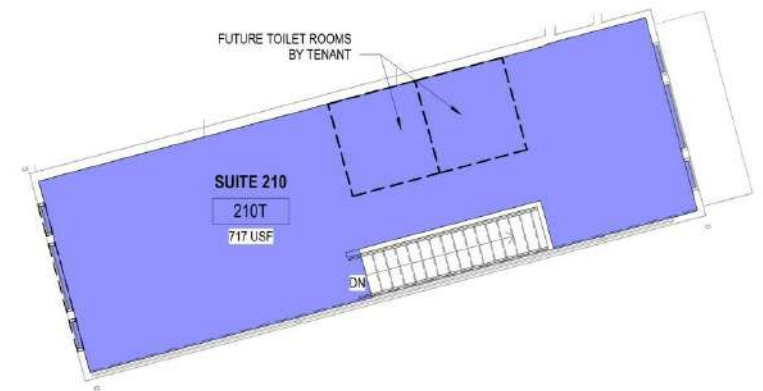
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① FIRST FLOOR PLAN  
1/8" = 1'-0"



② SECOND FLOOR PLAN  
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	782	1,969	4,613
Average Age	37	37	39
Average Age (Male)	37	37	39
Average Age (Female)	37	38	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	369	924	2,076
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$130,605	\$131,135	\$137,786
Average House Value	\$475,205	\$476,549	\$507,741

Demographics data derived from AlphaMap

