



# 109 Kenworthy Ave.

Lowell, NC 28098



## Available for Sale or Lease

+/- 23,281 SF Automotive Office Building in Lowell, NC



Property Overview

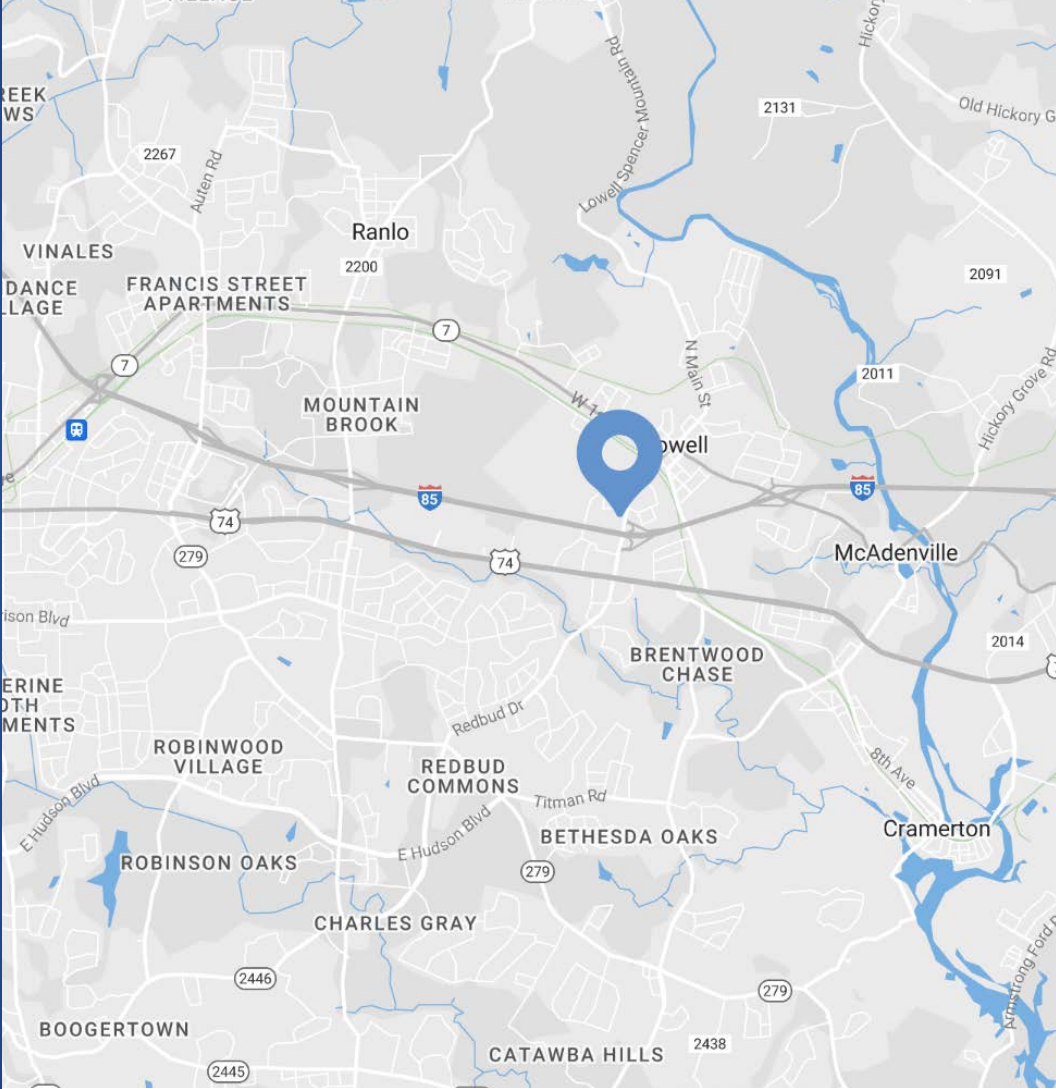
# 109 Kenworthy Ave.

## Available for Sale or Lease

We are pleased to offer this 23,281 SF building for sale or lease in Lowell, NC. Equipped with a large parking lot, an outdoor area currently set up as a basketball court, and move-in ready. This would be an excellent opportunity for users seeking excellent access to interstates and a large space great for automotive, office, and headquarters use. With direct access and proximity to I-85 and within half a mile to downtown Lowell.

Property Details

Address	109 Kenworthy Ave.   Lowell, NC 28098
Availability	+/- 23,281 SF Available for Sale or Lease
Acreage	+/- 8.32 AC
Use	Automotive, Office, HQ
Parcel	209148
Parking	Ample Parking
Traffic Counts	S Main St   5,500 VPD I-85   131,000 VPD
Sale Price	Call for Pricing
Lease Rate	\$31/SF NNN



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	3,106	39,342	111,912
Avg. Household Income	\$86,590	\$97,947	\$99,936
Median Household Income	\$65,773	\$74,673	\$72,738
Households	1,390	16,481	46,678
Daytime Employees	4,598	22,563	47,712



## Market Overview





Property Photos





### Franklin Square III Shopping Center



# Site



Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.