



COLDWELL BANKER  
COMMERCIAL REALTY

## 5521 CANNON DR. SUITE 101

\$3,555.00 per month (MG)

5521 Cannon Dr., Suite 101  
Indian Trail, NC 28110

AVAILABLE SPACE  
4,063 SF

### FEATURES

- 12% warehouse space (heated)
- 88% office space
- 53% of office space on 1st floor, 47% of office space on 2nd floor
- Move-in ready
- Tenant responsible for power and janitorial
- Easy access to Hwy 74, Hwy 485 and Monroe Expressway

### AREA

Within Sardis Church Business Park



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### OFFICE

Peter Rieke  
704 575 1993  
peter.rieke@cbcnrt.com

COLDWELL BANKER COMMERCIAL  
COLDWELL BANKER COMMERCIAL REALTY  
3440 Toringdon Way Ste 110, Charlotte, NC 28277  
555.555.5555

FOR LEASE

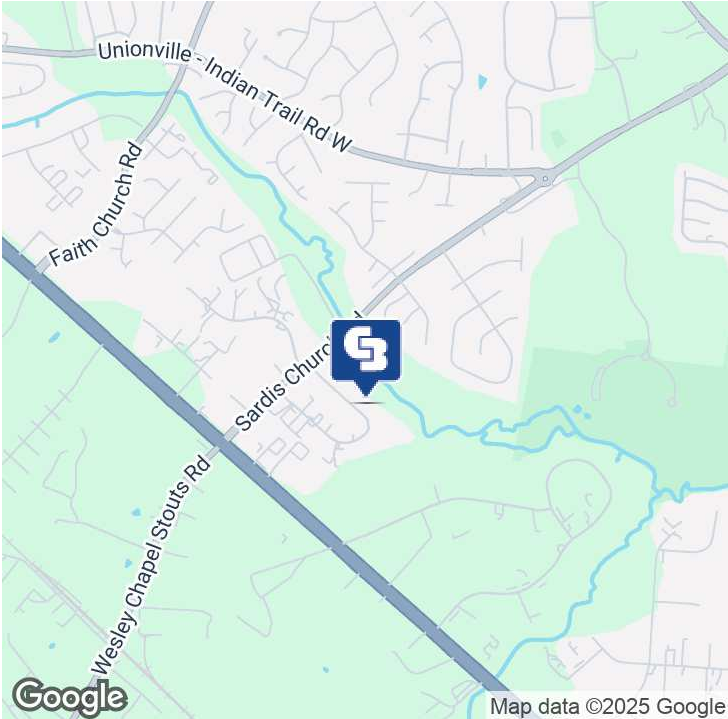
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LEASE



## OFFERING SUMMARY

Available SF:	4,063 SF
Lease Rate:	\$3,555.00 per month (MG)
Lot Size:	2.99 Acres
Year Built:	2003
Building Size:	13,430 SF
Zoning:	Industrial
Market:	Union County
Submarket:	Indian Trail

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## PROPERTY OVERVIEW

1,913 sf on 1st floor with conference room and kitchen  
1,690 sf on 2nd floor  
460 sf of warehouse space with dock

## PROPERTY HIGHLIGHTS

- 12% warehouse space (heated)
- 88% office space
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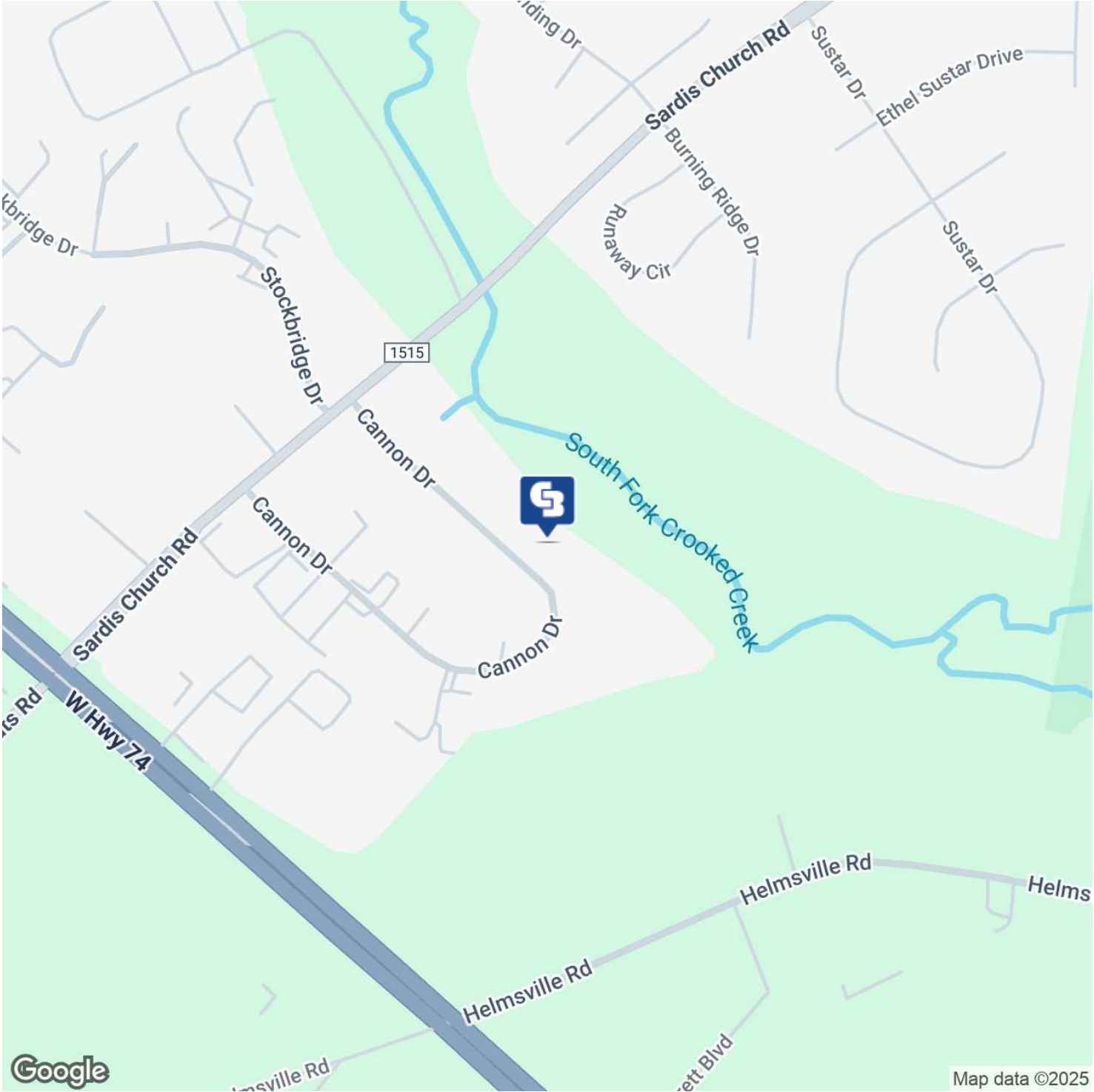




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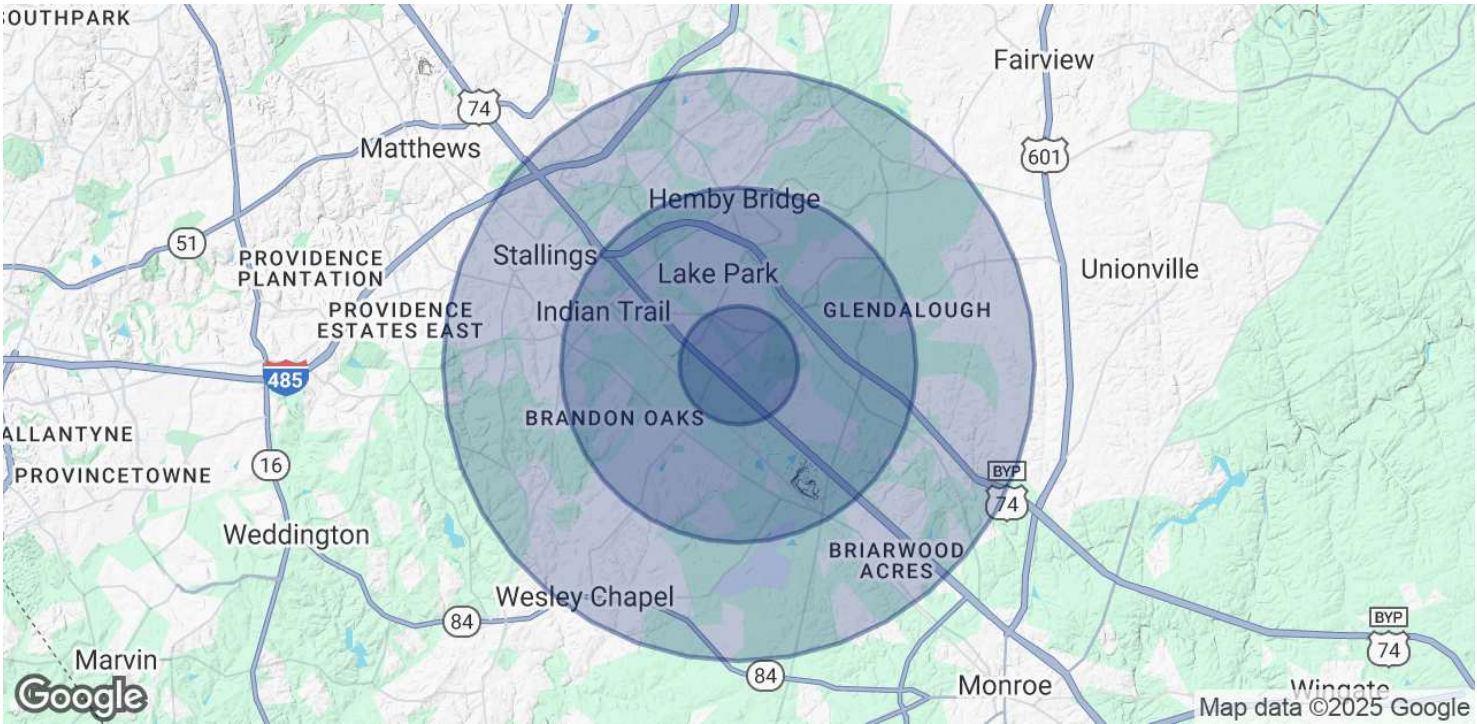




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,185	27,137	70,599
Average age	31.0	32.2	33.8
Average age (Male)	29.3	30.9	32.9
Average age (Female)	33.0	33.5	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,112	9,326	24,391
# of persons per HH	2.9	2.9	2.9
Average HH income	\$72,187	\$74,814	\$77,404
Average house value	\$162,110	\$193,257	\$232,714

\* Demographic data derived from 2020 ACS - US Census

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