



# FLEX SPACE FOR LEASE IN OLD FORT, NC



**164 COMMERCE STREET, OLD FORT, NC 28762**

*Presented By*

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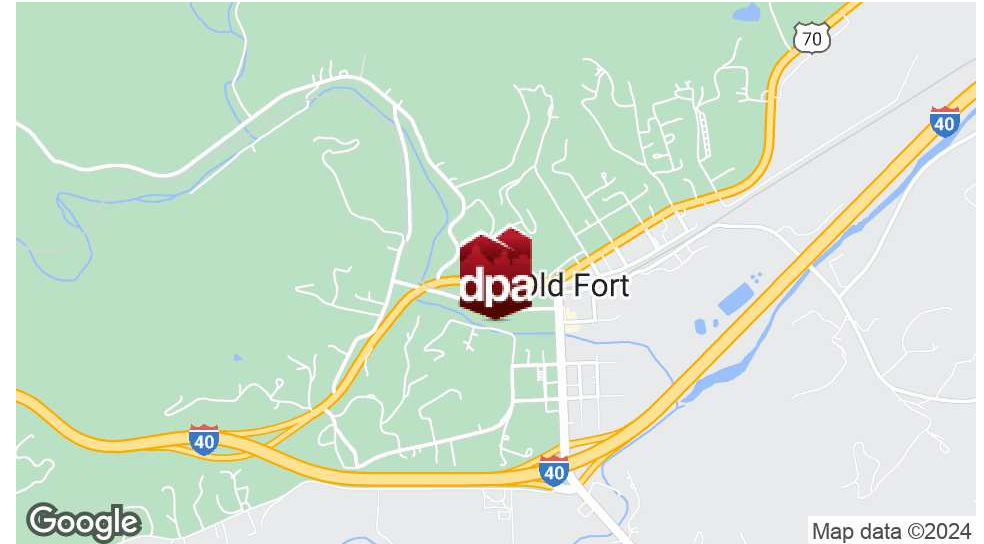
**DEWEY PROPERTY ADVISORS**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	28,800 SF
Available SF:	8,800 SF

### PROPERTY OVERVIEW

Flex space for lease in Old Fort, NC. Suite A is 8,800 SF. The property is also located in an opportunity zone with a build-to-suit option for new tenants.

### PROPERTY HIGHLIGHTS

- Flex space available with 16 foot ceiling heights
- Dedicated Restrooms
- Suite A has 4 roll-up doors & outdoor yard
- Abundant on-site parking
- Neighboring tenants include Euda Wine & FeelFree US

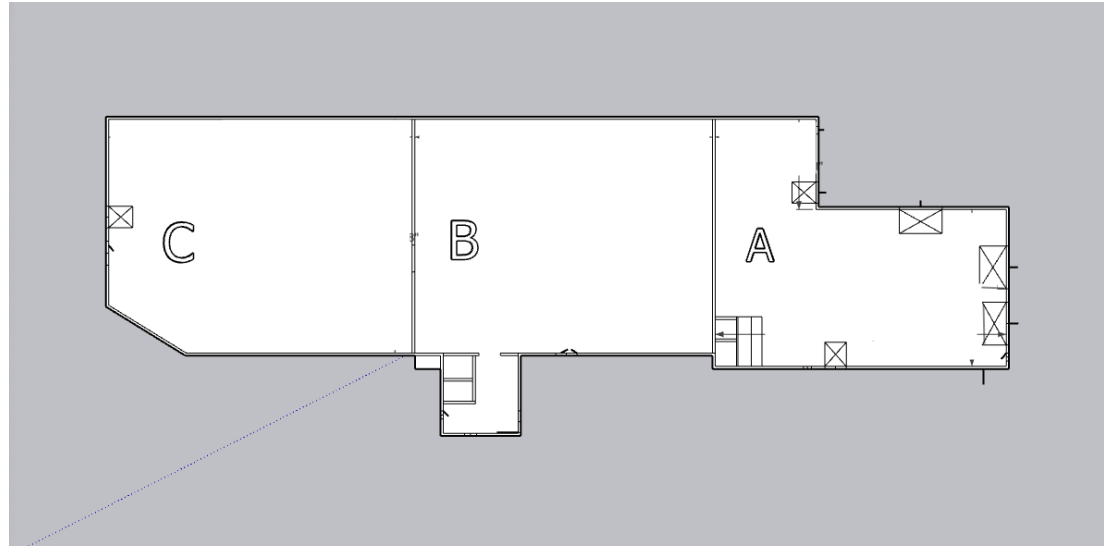


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## LEASE SPACES



### LEASE INFORMATION

Lease Type: NNN      Lease Term: Negotiable  
 Total Space: 8,800 SF      Lease Rate: \$10.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A	Available	8,800 SF	NNN	\$10.00 SF/yr



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AERIAL VIEW



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## SUITE A



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## SUITE A PHOTOS



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POPULAR INDUSTRIAL USE AREA CLOSE TO INTERSTATE



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## ACCESS



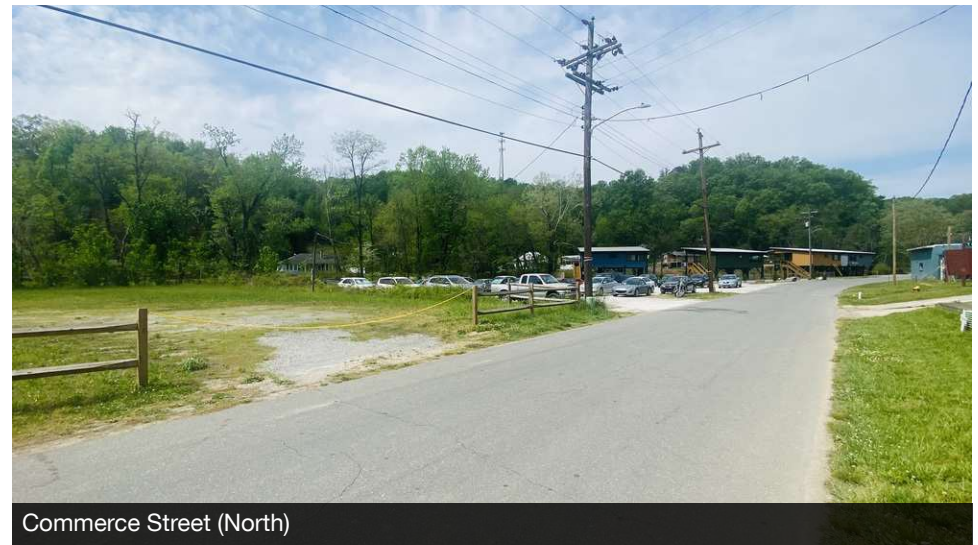
Easy access and good neighboring businesses



Property next to railroad with abundant parking



Commerce Street (South)



Commerce Street (North)



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AERIAL



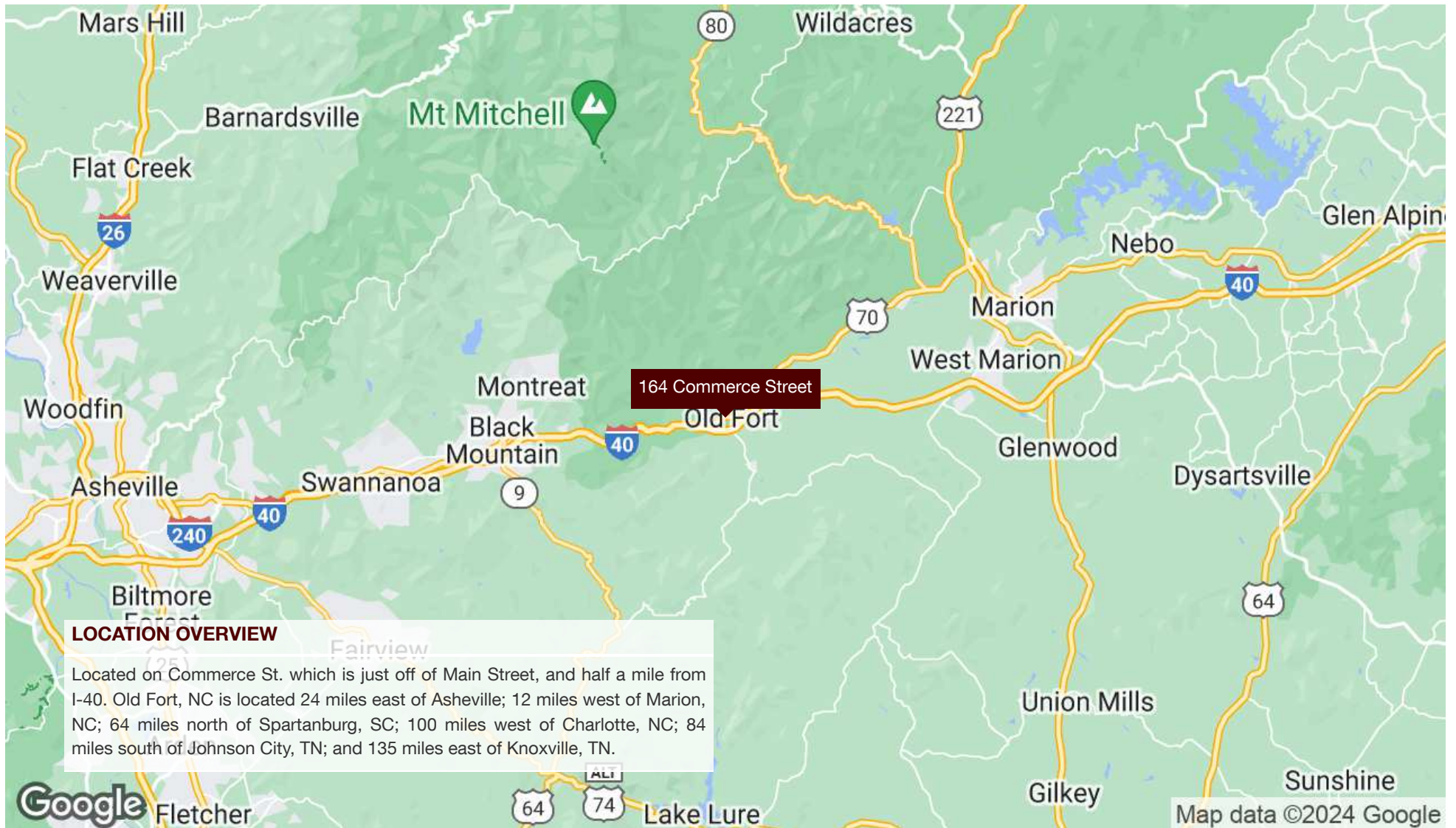
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## REGIONAL MAP



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OLD FORT



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## DEMOGRAPHICS MAP & REPORT

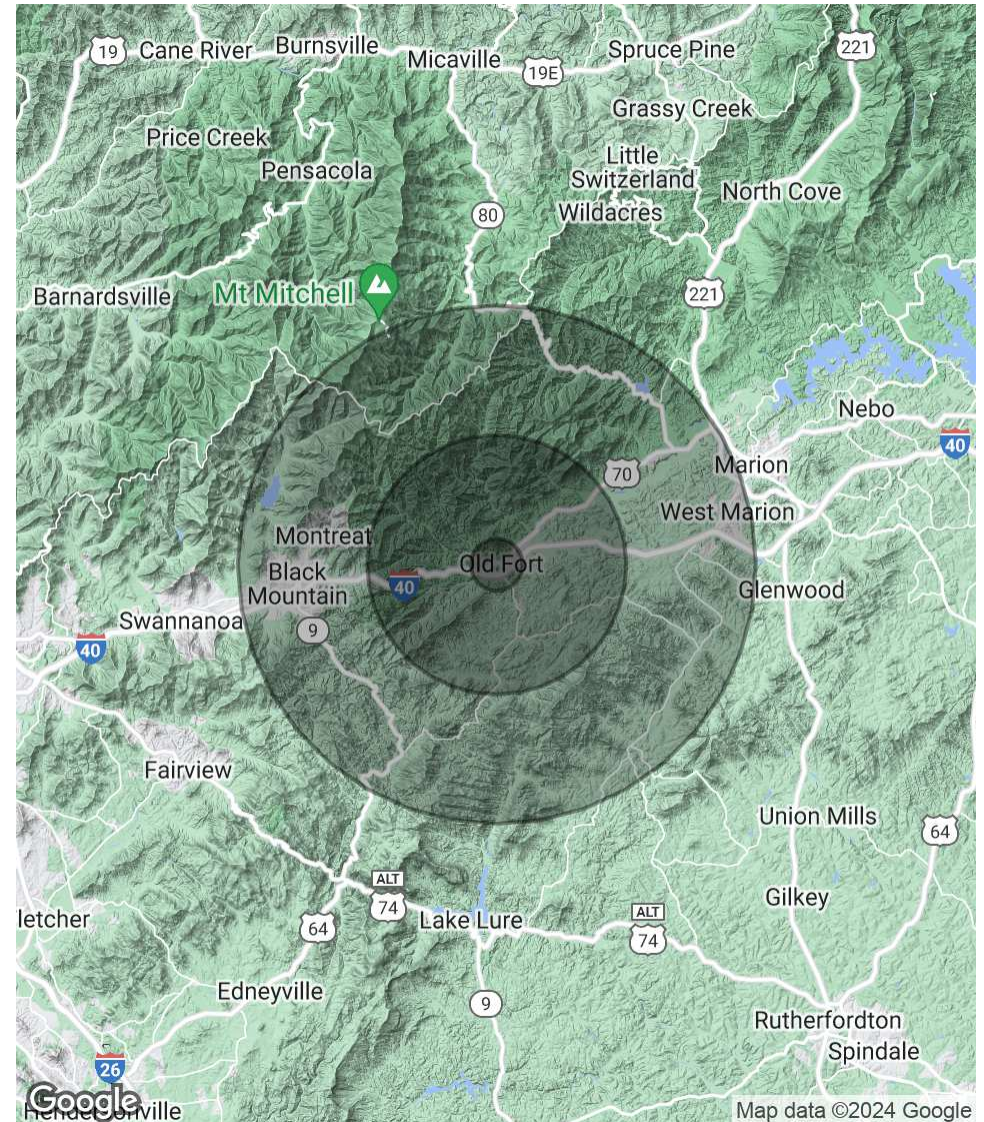
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	195	5,307	26,235
Average Age	45.7	45.4	42.8
Average Age (Male)	44.4	43.0	41.4
Average Age (Female)	45.7	46.7	43.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	80	2,120	10,659
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$47,876	\$47,126	\$50,900
Average House Value	\$132,997	\$133,048	\$160,665

\* Demographic data derived from 2020 ACS - US Census



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