

SALE

SARDIS CHURCH BUSINESS PARK

5520 Cannon Dr Indian Trail, NC 28110



PROPERTY DESCRIPTION

5520 Cannon Dr is a 12,383 SF industrial investment offering immediate income and clear upside. Strong fit for an owner/operator who wants to occupy Unit 102 and grow into additional units over time, or for an investor looking to stabilize rents to market.

PROPERTY HIGHLIGHTS

- Four total units, including one double unit (103/104) leased to a single tenant.
- Units 101 and 103/104 are on carry-over leases, giving a new owner flexibility to renegotiate or terminate easily.
- Unit 102 is vacant and offers 1,950 SF downstairs plus 500 SF upstairs—ideal for an owner-user or new tenant.
- Warehouse sections feature 20' ceiling heights for efficient storage and industrial use.
- Current gross rents total \$71,040/year from Units 101 and 103/104, providing immediate income.

OFFERING SUMMARY

Sale Price:	\$1,990,000
Number of Units:	4
Lot Size:	0.88 Acres
Building Size:	12,383 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	61	336	1,478
Total Population	209	996	4,233
Average HH Income	\$97,296	\$118,036	\$113,868

Peter Rieke
(704) 575-1993

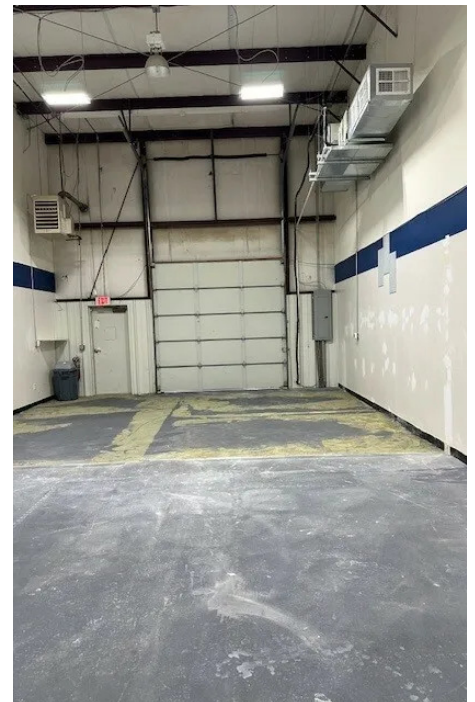
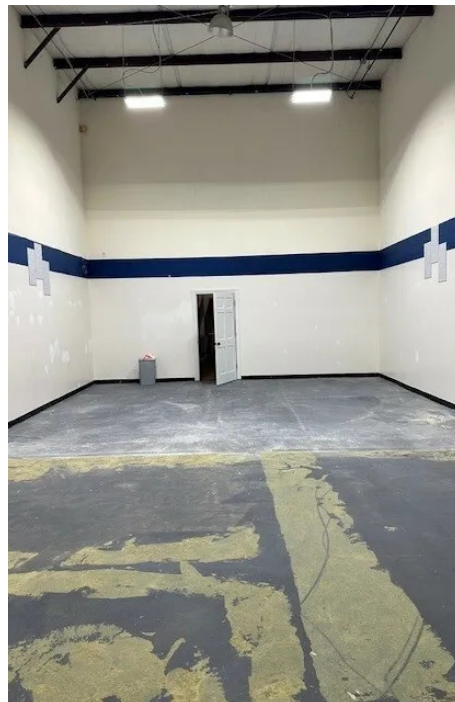


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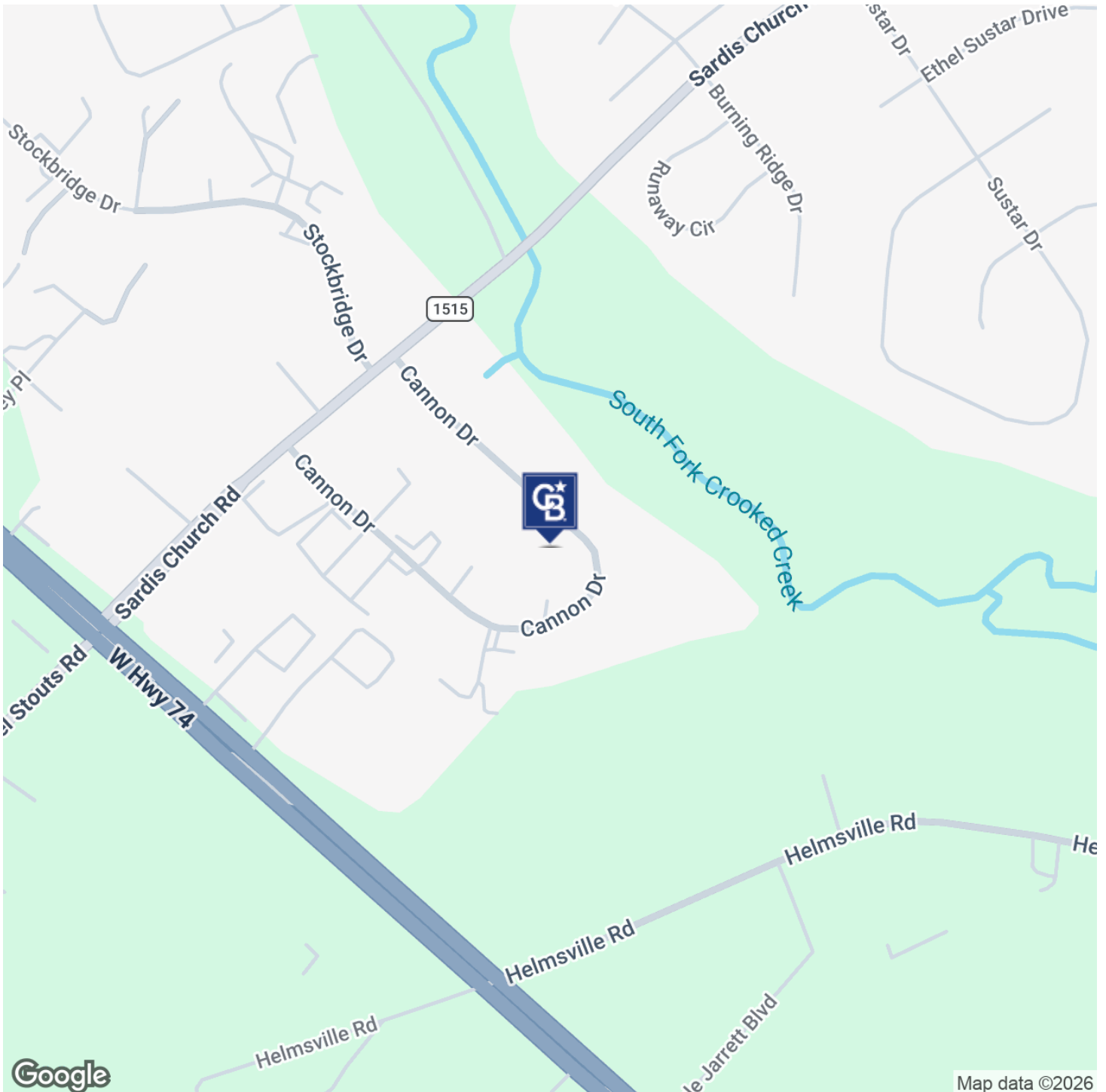


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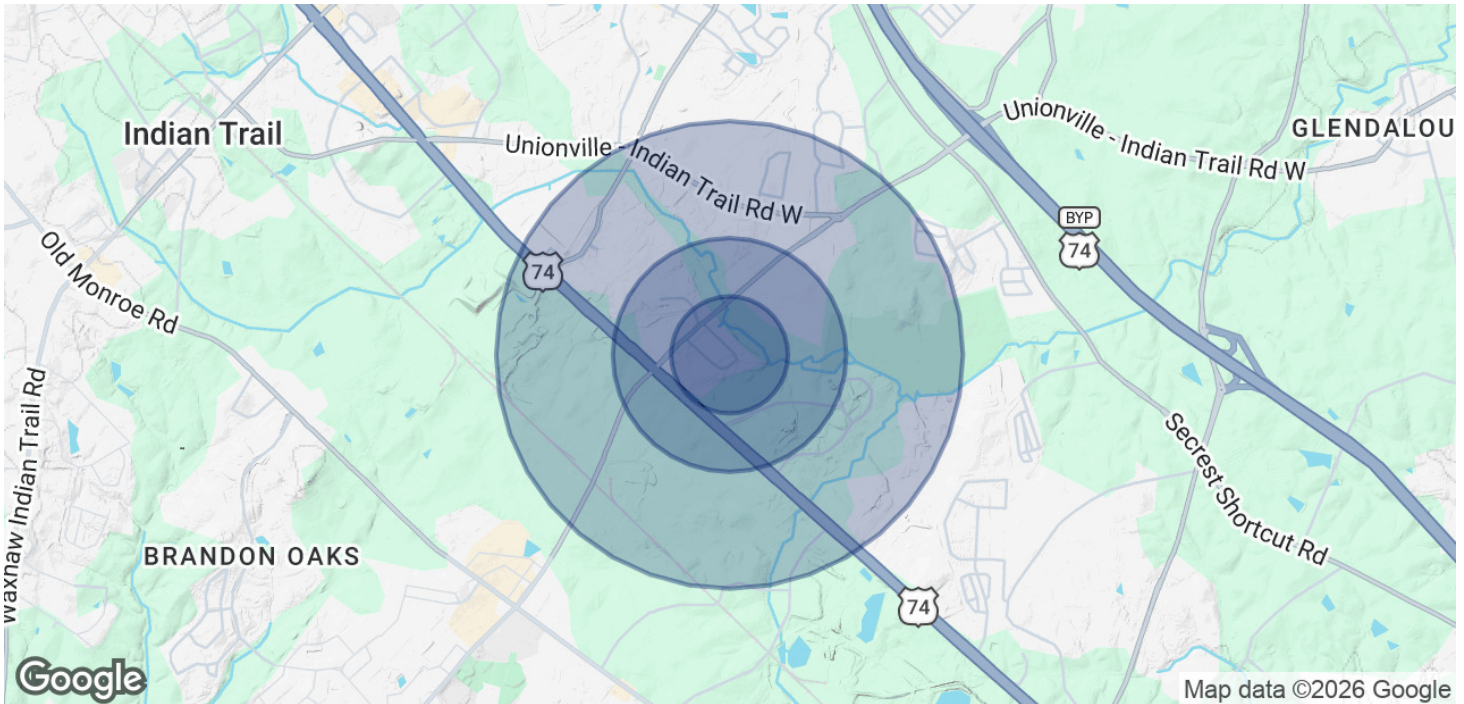


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	209	996	4,233
Average Age	28.4	33.8	34.9
Average Age (Male)	27	33.1	34.9
Average Age (Female)	32	35.6	35.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	61	336	1,478
# of Persons per HH	3.4	3	2.9
Average HH Income	\$97,296	\$118,036	\$113,868
Average House Value	\$248,814	\$266,191	\$287,155

2023 American Community Survey (ACS)

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