



2605 W. BROAD STREET

DREW O'REILLY
910 264 3176
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
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**Sun Coast
Partners**
COMMERCIAL

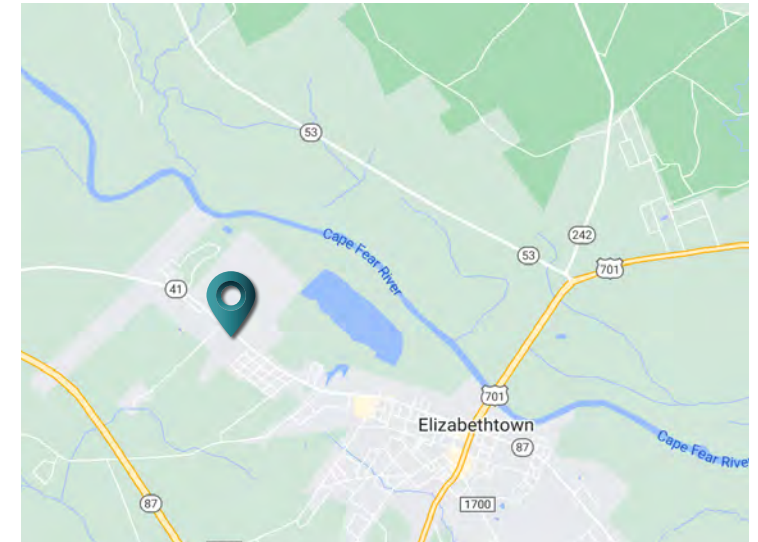


RARE OFFERING - ±15,504 SF tilt-up concrete industrial building sitting on approximately 9.78 acres (two parcels) located off HWY 87 in Elizabethtown. This building is equipped with a large fenced-in laydown yard which provides a secure area to store materials, equipment, vehicles, etc. It also features 3 custom sized drive-in doors (14'x20'). Call listing broker for details.

2605 West Broad Street Elizabethtown, NC 28337

SPACE AVAILABLE'	15,504 SF
ACREAGE'	9.78 Acres
SALE PRICE	\$1,185,000
OPPORTUNITY ZONE	Yes
PARCEL#	0026819, 0027147

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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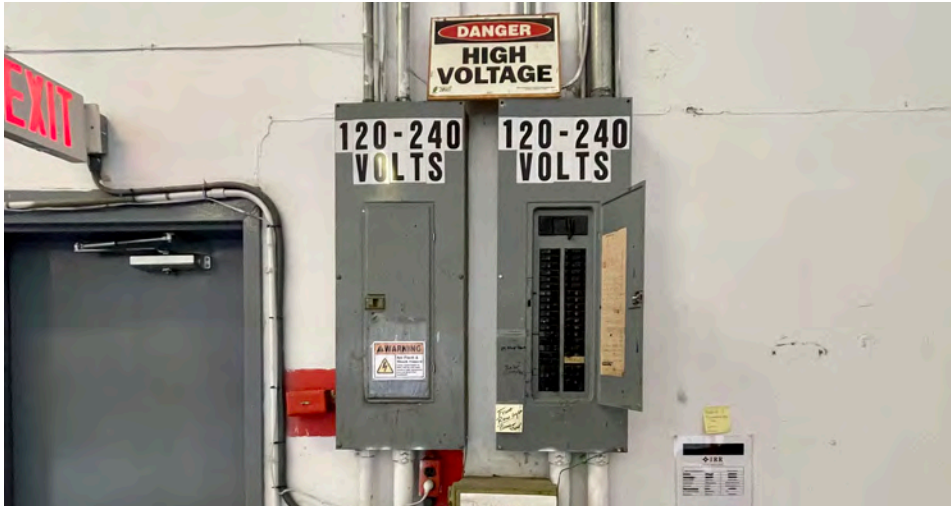


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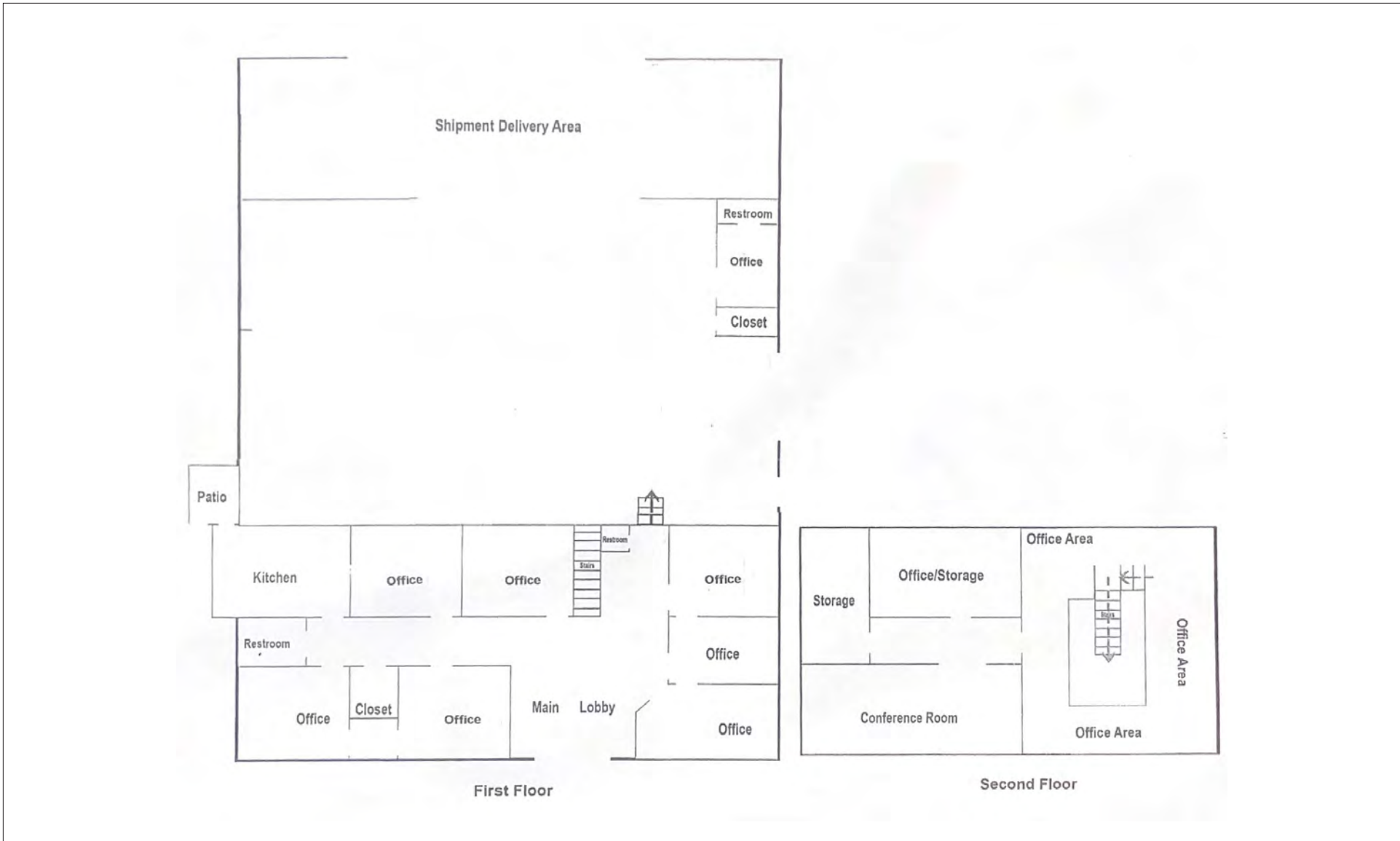


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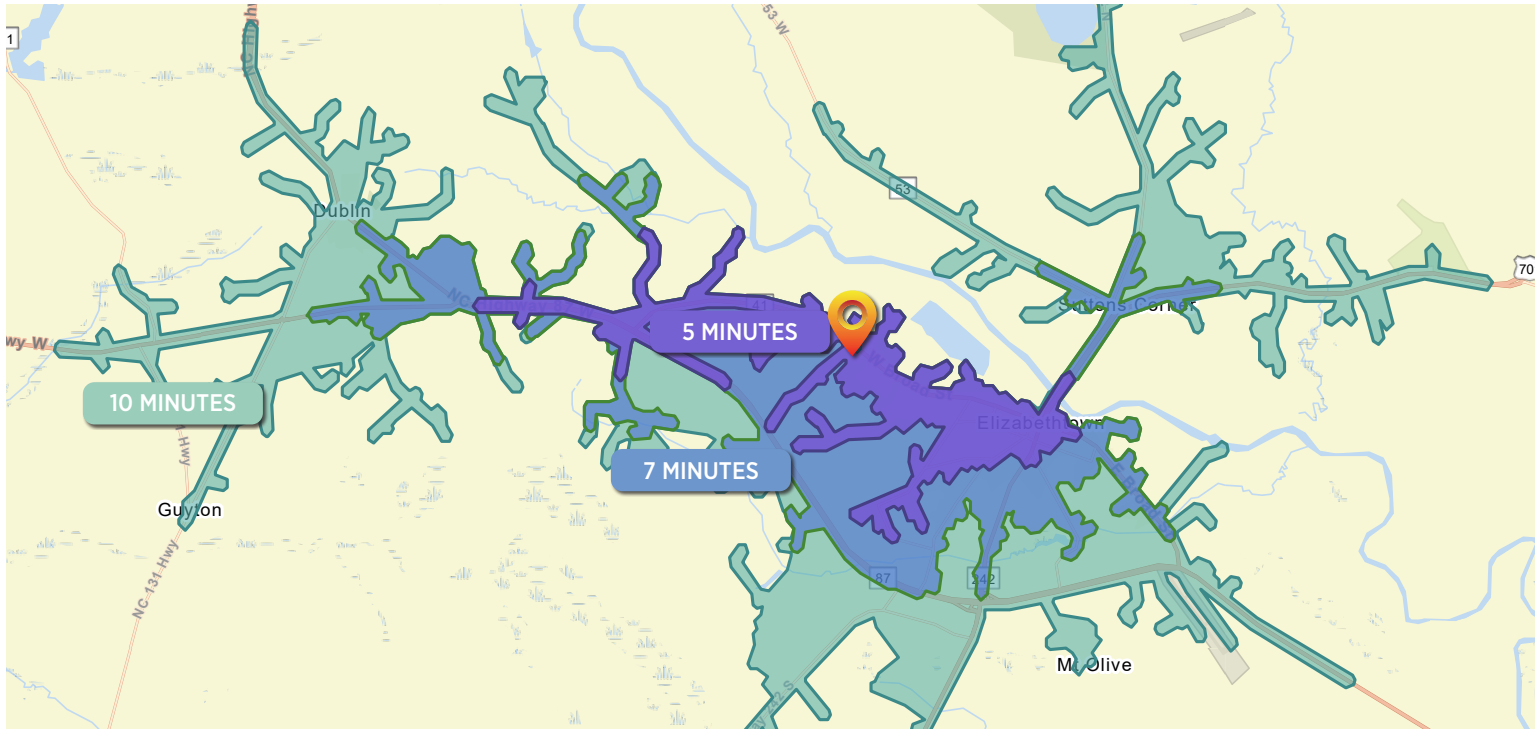
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	1,332	3,114	4,922
Average Age	44.8	46.3	44.6
Households	522	1,250	2,010
Average HH Size	2.48	2.29	2.31
Median HH Income	\$31,074	\$23,534	\$30,610
Average HH Income	\$54,959	\$45,367	\$47,565
Per Capita Income	\$22,511	\$19,423	\$20,136

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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