10020 Rodney Street

PINEVILLE, NC 28134

7,200 SF WAREHOUSE WITH FENCED OUTSIDE STORAGE AVAILABLE FOR LEASE

±7,200 SF Available

10020

Rodney Street

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711 Central Avenue
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DEVELOPMENT + BROKERAGE + MANAGEMENT

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Executive Summary

±7,200 SF Available

Rodney Street

PROPERTY DETAILS:

Location:	10020 Rodney Street, Pineville, NC 28134
Available SF:	7,200 SF
Zoning	G-I
Year Built:	1988 and 1996
Asking Rate:	**$14/PSF NNN**

KEY HIGHLIGHTS:

- ±7,200 SF building
- ±0.635 Acres
- ±0.14ac Fenced in storage area
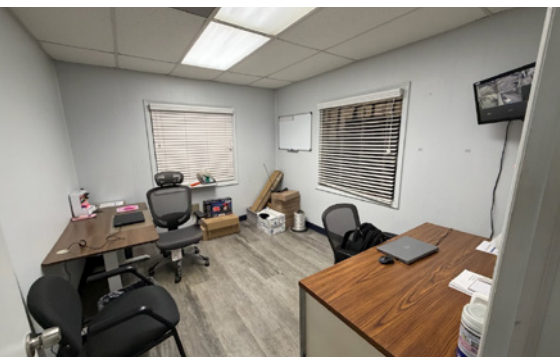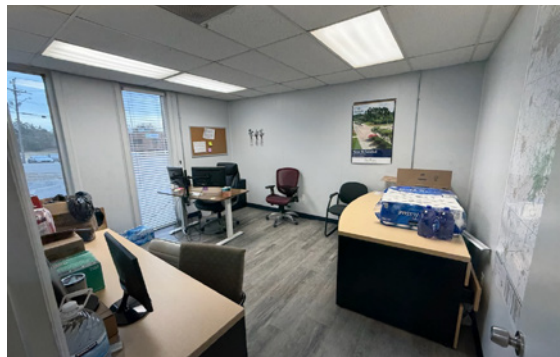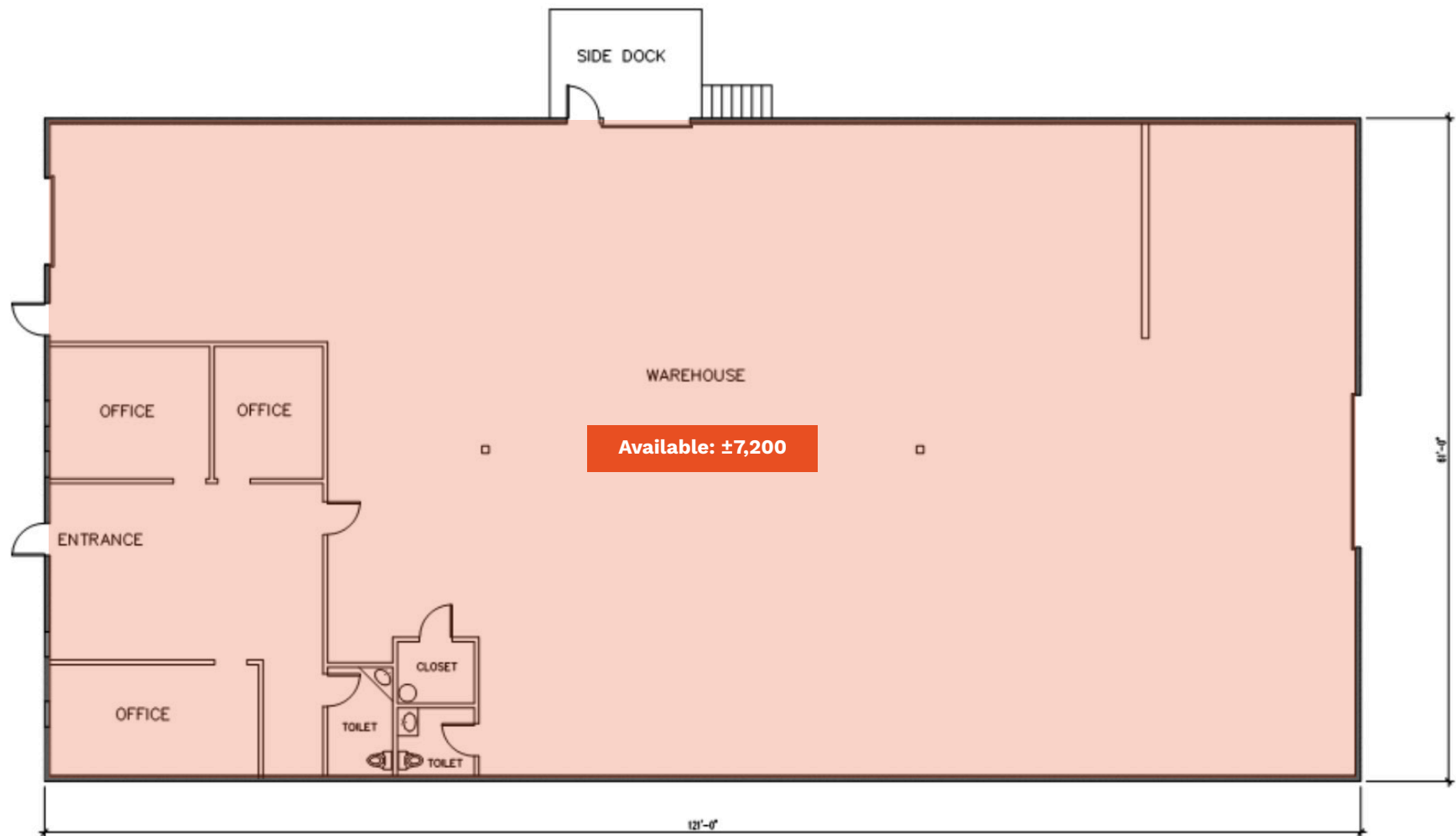- 1 drive in door
- 2 dock high doors
- Zoning – G-I

OPPORTUNITY DETAILS:

This ±7,200 SF building sits on approximately 0.635 acres and combines functional warehouse space with an office component ideal for administrative or customer-facing operations.

The building features 1,200 SF of office space with the balance of the building being warehouse. The office area contains two offices and one conference room/executive office. The warehouse features 19' clear height, one large drive-in door and two dock high loading doors providing accessibility and flexibility for loading, equipment storage, or fleet operations. A secured, fenced-in yard area accommodates outdoor storage or vehicle parking, while the paved front parking lot provides for employees and visitors.

Located in an industrial park just off I-485, the site is located within Pineville's established industrial corridor. The property is minutes from I-485 with direct connectivity to I-77 allowing users immediate access to Charlotte's core population centers as well as the larger MSA.

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Rodney Street

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SIDE DOCK

WAREHOUSE

Available: ±7,200

OFFICE

OFFICE

ENTRANCE

CLOSET

OFFICE

TOILET

TOILET

121'-0"

1 FLOORPLAN
A1 / SCALE: 1/4" = 1'-0"

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±7,200 SF
Available

Rodney Street

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CAROLINA PLACE

PINEVILLE, NORTH CAROLINA

Pineville is a strategically positioned suburban market in southern Mecklenburg County, directly benefiting from its proximity to Charlotte. The town functions largely as a residential and retail support node for the broader metro, attracting commuters who want access to major employment centers without paying core-Charlotte pricing. Local demand is driven by convenience, highway access (I-485 and I-77), and nearby retail corridors, making Pineville consistently relevant despite its modest size.

From a real estate standpoint, Pineville has shifted out of the post-pandemic frenzy and into a more balanced environment. Home prices remain above North Carolina averages, supported by limited land supply and steady in-migration, but appreciation has flattened compared to recent peak years. Inventory has improved, days on market have increased, and buyers now have more negotiating power than they did previously. Sellers can still perform well, but pricing discipline matters—overreaching will stall listings.

Looking ahead, Pineville's fundamentals remain solid rather than explosive. Its value lies in stability: proximity to Charlotte, established neighborhoods, consistent rental demand, and ongoing regional growth. Investors should expect dependable occupancy and moderate rent growth rather than rapid appreciation, while owner-users benefit from a suburban market that's less volatile than urban cores. In short, Pineville is no longer a momentum play—it's a steady, location-driven market that rewards realistic expectations.

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MAJOR TRANSPORTATION CORRIDORS & ACCESS POINTS

Pineville sits at a critical junction of Interstate 485 and Interstate 77, providing direct north–south and circumferential access throughout the Charlotte metro. This connectivity allows efficient movement to Uptown Charlotte, Charlotte Douglas International Airport, and regional distribution routes across the Carolinas. Immediate highway access strengthens the site's appeal for industrial, flex, and service-oriented users that depend on fast logistics and commuter accessibility.

RETAIL & EMPLOYMENT DENSITY NODES

The property benefits from proximity to major retail and employment hubs anchored by Carolina Place Mall, one of the primary shopping destinations in the southern Charlotte metro. Surrounding big-box retail, restaurants, and service providers generate consistent daily traffic and support a strong daytime population. This concentration of commercial activity enhances visibility, supports workforce convenience, and reinforces Pineville's role as a regional service corridor rather than a pass-through suburb.

RESIDENTIAL GROWTH & WORKFORCE CATCHMENT

Pineville is surrounded by established and expanding residential neighborhoods extending north into Charlotte and south toward Fort Mill, South Carolina. These areas provide a reliable labor pool while supporting sustained demand for retail, medical, and service uses. The balance of residential density and commercial infrastructure positions Pineville as a stable, workforce-accessible submarket with long-term occupancy resilience rather than speculative growth risk.speculative growth risk.

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POPULATION	1-MILE	3-MILE	5-MILE
2024 Total Population	3,899	63,666	191,569
2029 Population Projection	4,208	67,870	204,353
Annual Growth 2024-2029	1.4%	1.3%	1.3%
Median Age	35.9	36.9	37.6

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Total Households	1,695	26,457	80,013
Annual Growth 2024-2029	1.3%	1.3%	1.3%
Average Household Size	2.3	2.3	2.3
Average Household Vehicles	2	2	2
Total Specified Consumer Spending	$48.9M	$779.7M	$2.6B

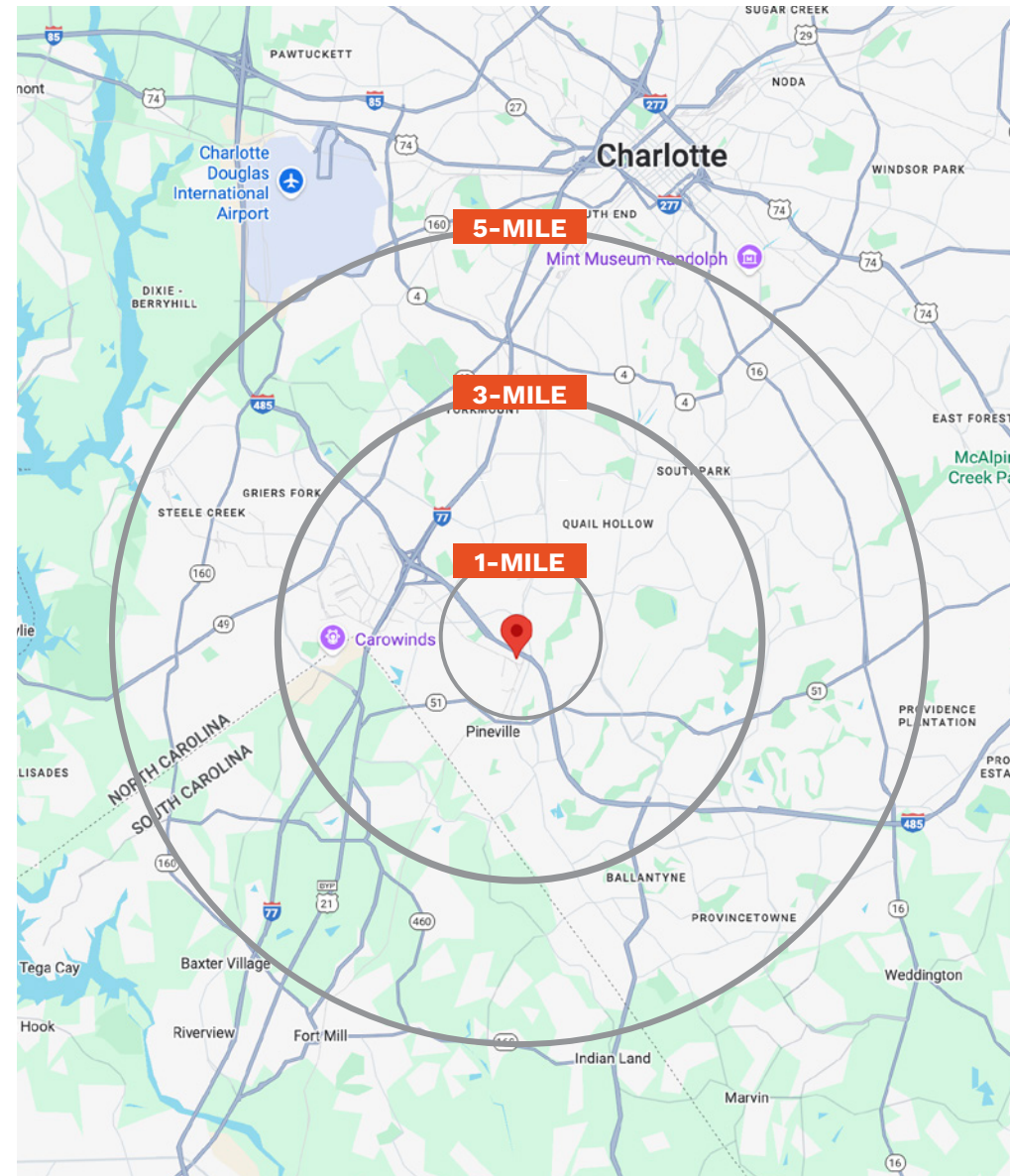| HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	$91,731	$93,408	$112,331
Median Household Income	$64,697	$66,145	$83,905

191,569
2024 POPULATION
(5 Miles)

80,013
2024 TOTAL
HOUSEHOLDS
(5 Miles)

$112,331
AVERAGE HOUSEHOLD
INCOME (5 Miles)

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