

200 North 13th Street

ERWIN, NC 28339

FOR LEASE



CONTACT BROKER:

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The location is ideally situated within the Fayetteville MSA market, offering a thriving business environment. The property benefits from its proximity to Fayetteville (208,778 Population) and Raleigh (469,124 Population). The location provides convenient access to major highways, air, rail, and sea transportation within the greater region.



Located in Jacksonville MSA and near Raleigh MSA

LEASE INFORMATION

Lease Rate	\$5.50 - 6.95 SF/yr (NNN)
Building Size	127,312 SF
Available SF	2,528 - 11,323 SF
Lot Size	28.87 Acres
Zoning	M1





FOR LEASE

AERIALS



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AERIALS



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EXTERIOR PHOTOS



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FOR LEASE

INTERIOR PHOTOS



LEASE INFORMATION

Lease Rate	\$5.50 - 6.95 SF/yr
Lease Type	NNN
Total Space	2,528 - 11,323 SF
Lease Term	Negotiable

Suites	Tenant	Size
Suite 101	Available	5,176 SF
Suite 102	Available	5,202 SF
Suite 103	-	5,202 SF
Suite 104	-	5,202 SF
Suite 105	-	2,647 SF
Suite 106	-	2,554 SF
Suite 107 & 108	-	5,181 SF
Suite 111	-	6,151 SF
Suite 112	-	6,171 SF
Suite 113	Available	6,171 SF
Suite 114	-	6,171 SF
Suite 115	Available	2,528 SF
Suite 121	-	2,701 SF
Suite 122	-	5,201 SF

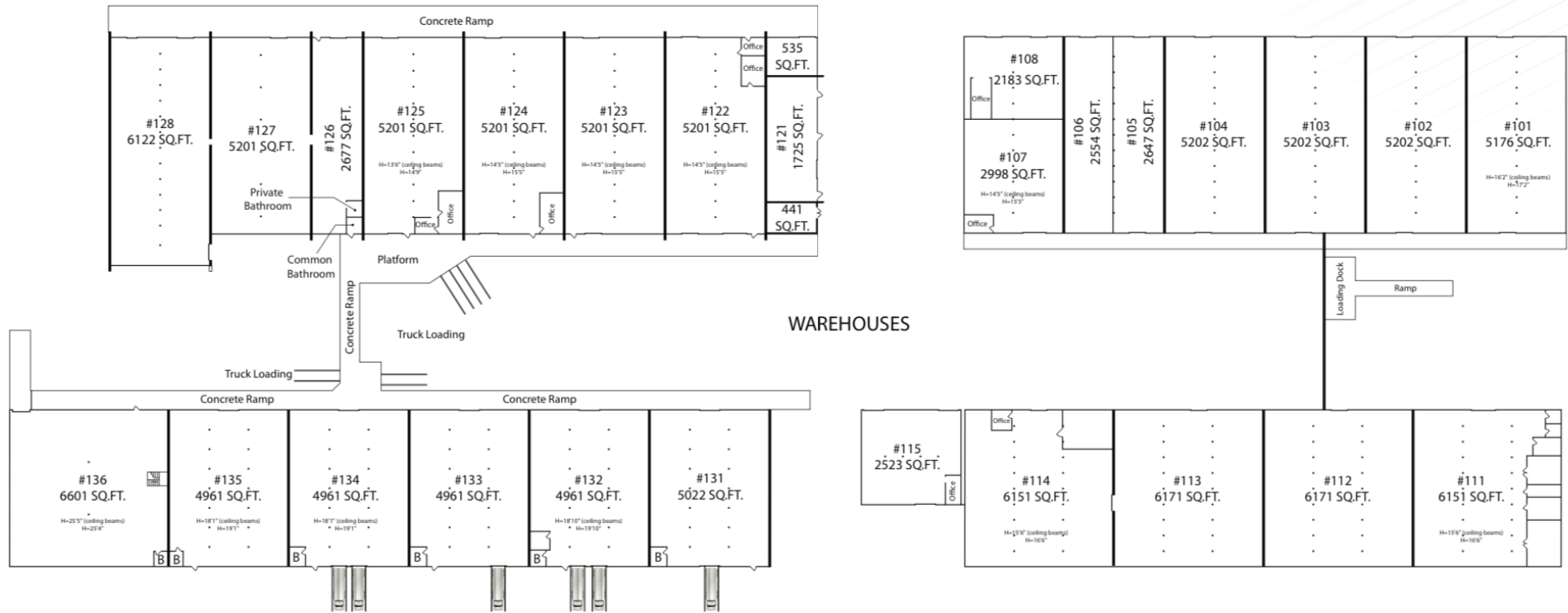


LEASE INFORMATION

Lease Rate	\$5.50 - 6.95 SF/yr
Lease Type	NNN
Total Space	2,528 - 11,323 SF
Lease Term	Negotiable

Suites	Tenant	Size
Suite 123	-	5,201 SF
Suite 124	Available	5,201 SF
Suite 125	-	5,201 SF
Suite 126	-	2,677 SF
Suite 127	Available	11,323 SF
Suite 131	Available	5,022 SF
Suite 132	-	4,961 SF
Suite 133	-	4,961 SF
Suite 134	Available	4,961 SF
Suite 135	-	4,961 SF
Suite 136	Available	6,601 SF



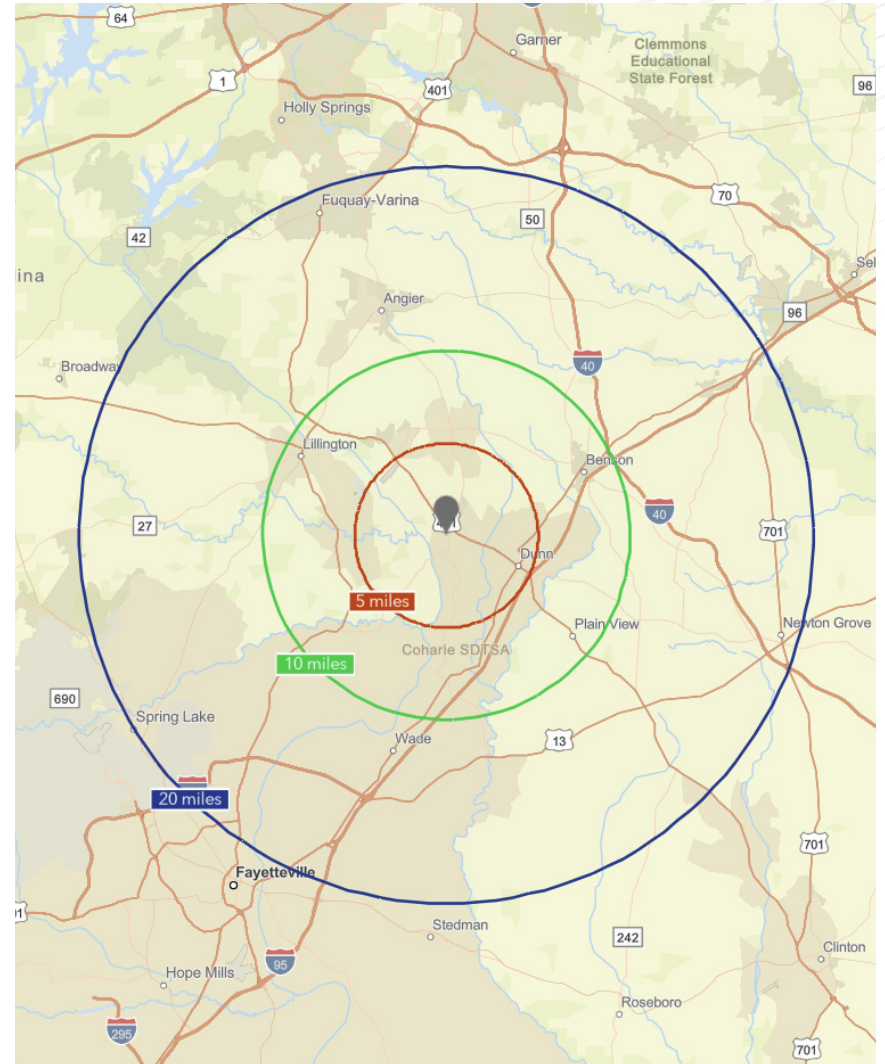


AREA 1
127312 SQ.FT.

Population	5 Miles	10 Miles	20 Miles
Total Population	20,701	60,710	319,510
Median Age	21,512	63,933	335,722

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	8,605	23,577	120,828
# of Persons per HH	2.37	2.45	2.61
Average HH Income	\$73,149	\$79,226	\$98,850
Average Home Value	\$278,275	\$281,116	\$348,679

Demographics data derived from ESRI (2024)



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THE OVERTON GROUP TEAM

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