



FOR LEASE & FOR SALE
490,140 SF

308 EAST THOM STREET, CHINA GROVE, NC 28023



308 EAST THOM STREET

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Table of Contents

04 Property Description

06 Property Photos

08 Location Map

10 Aerial/Retail Map

12 Demographics Map

14 Area Overview

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PROPERTY DESCRIPTION

NAI Capital Commercial is pleased to present the chance to acquire the property on 308 E Thom St in China Grove, North Carolina. The property includes a total of 490,140 rentable square feet of industrial space across three major buildings on a 14.42 AC parcel of land. The property is currently occupied with significant upside in the property value, providing new owners with an incredible value add opportunity. The Property enjoys an excellent location that is easily accessible via the I-85 and 29 Freeways. All the buildings are highly functional and well maintained. The building features 6 megawatts electrical power which enables the owner to do manufacturing, mining, and construction business.



This is an ideal opportunity for an investor seeking a single industrial project in a rapidly appreciating market. The asset presents a remarkable opportunity for a new owner seeking to capitalize on an extremely low price per foot asset with long-term stabilized income potential.

BUILDING INFORMATION

County Rowan County	Floors 2
Building Size 490,140 SF	Freestanding Yes
Property Type Industrial	Lot Size 14.42 Acres
Zoning LI	Sales Price \$18M
Year Built 1922	Lease Rate \$0.40 PSF/mo

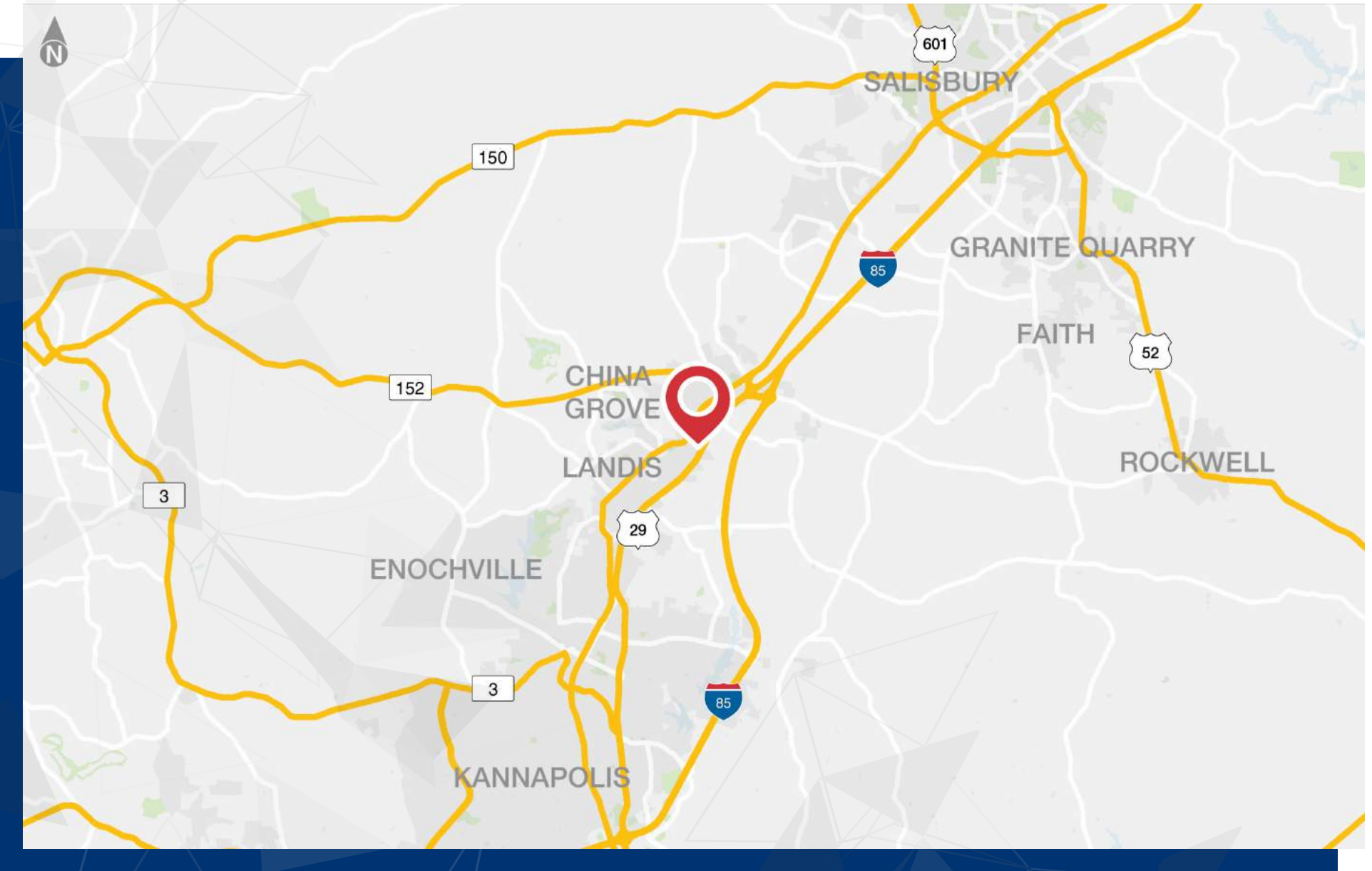
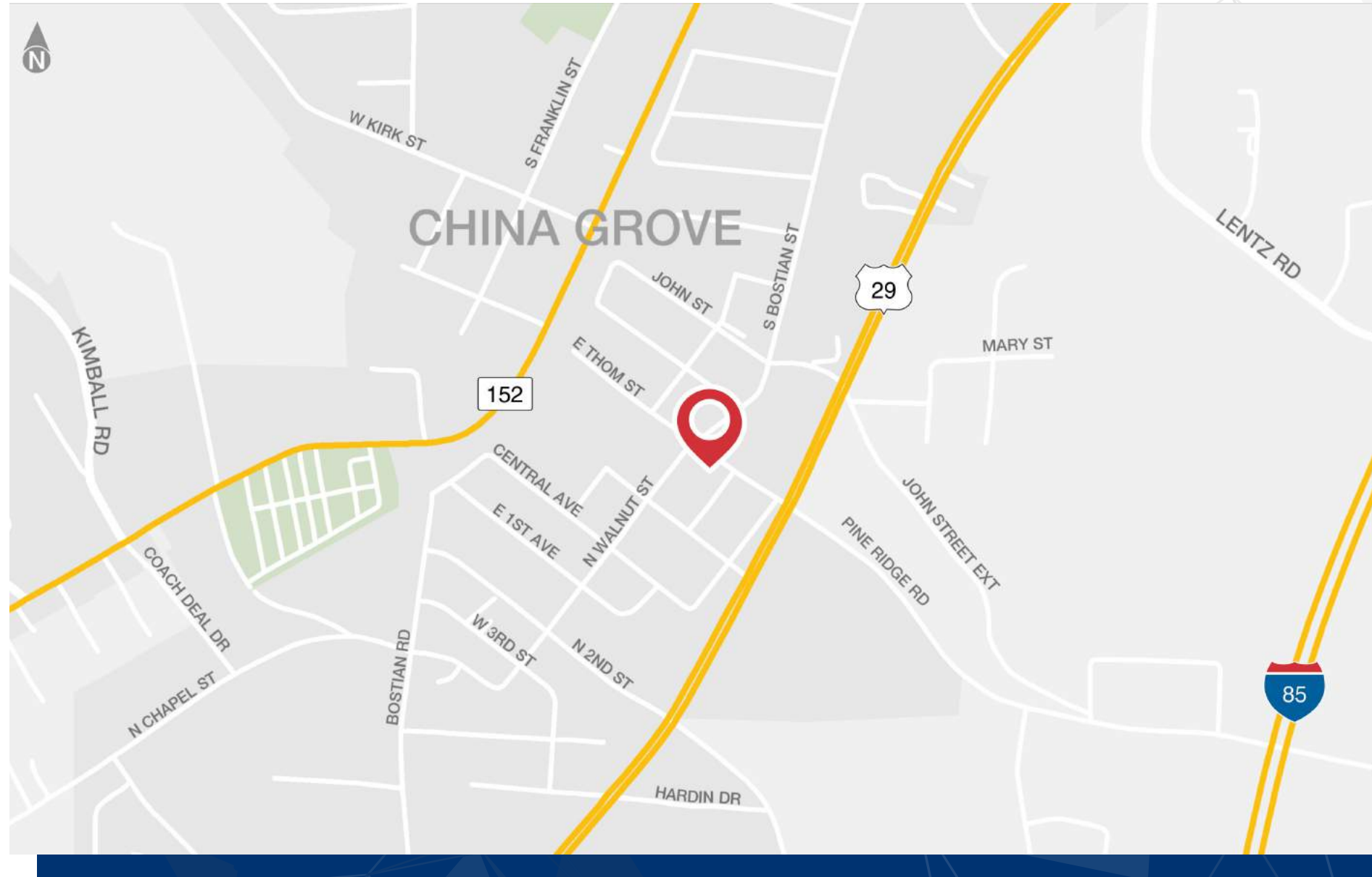
HIGHLIGHTS

- 3 WELL MAINTAINED BRICK BUILDINGS WITH LARGE YARD.
- 6 DOCK HIGH DOORS.
- AROUND 32 MILES (40-MINUTE DRIVING) TO CHARLOTTE.
- STRATEGIC INFILL MARKET WITH EASY ACCESS TO I-85 AND 29 FREEWAYS.
- POWER: 6 MEGAWATTS, POTENTIALLY UPGRADE POWER TO 100 MEGAWATT.
- PERFECT FOR MANUFACTURING, CRYPTO MINING, AND INDUSTRIAL USES.
- HIGHLY SOUGHT-AFTER INDUSTRIAL SPACE WITH AMPLE PARKING, AND FENCED YARD.

PROPERTY PHOTOS



LOCATION MAP



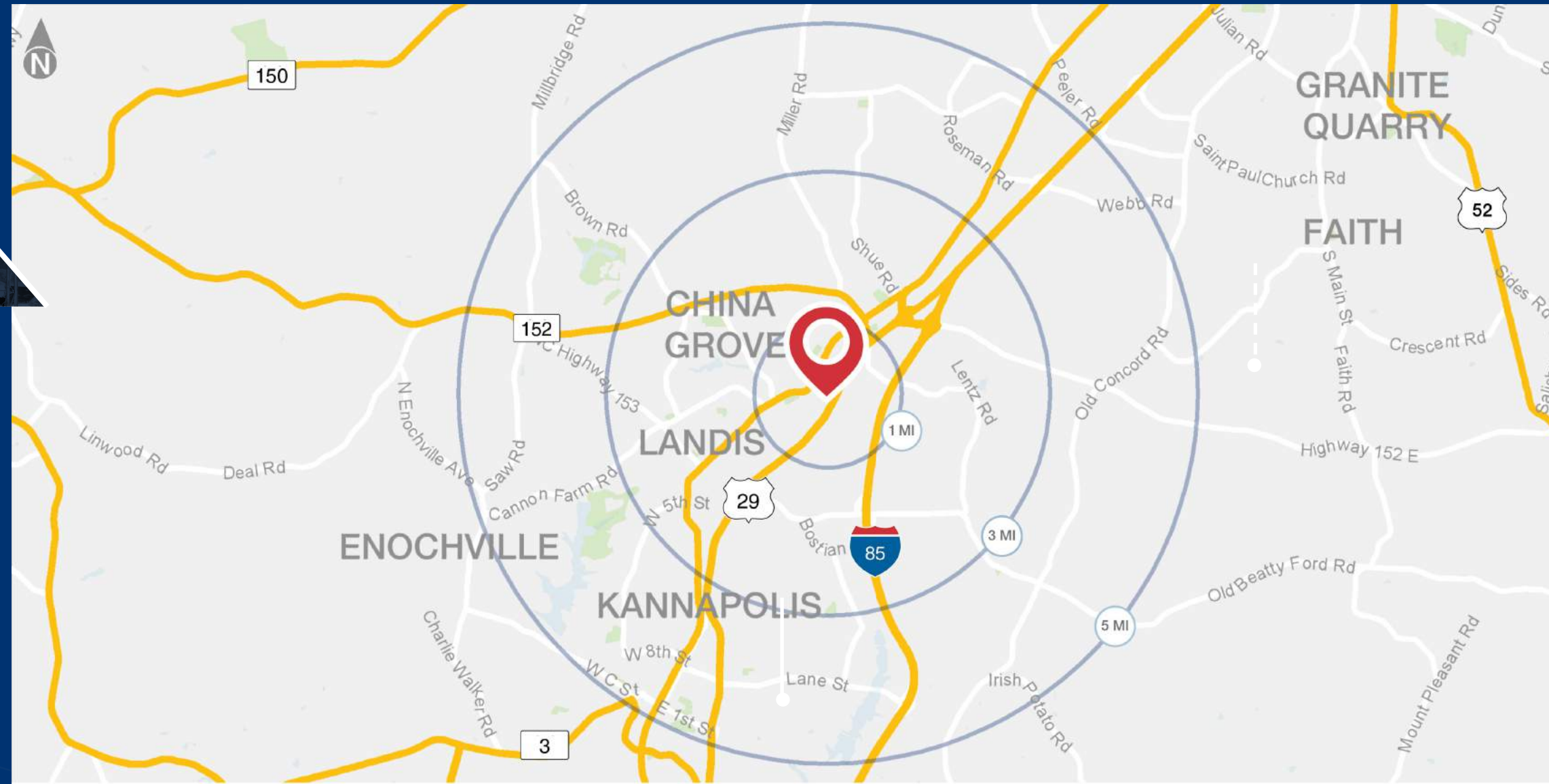
AERIAL MAP



RETAIL MAP



DEMOGRAPHICS MAP



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,246	15,801	45,123
AVERAGE HH INCOME	\$62,286	\$69,191	\$68,420
DAYTIME EMPLOYEES	1,420	4,064	10,411
NO OF HOUSEHOLDS	1,280	6,215	17,092

Income	1 Mile	3 Mile	5 Mile
Avg. Household Income (2021)	\$75,793	\$71,885	\$68,550
Proj Avg. Household Income (2026)	\$83,155	\$80,868	\$76,702
Median Household Income (2021)	\$57,660	\$57,087	\$55,914
Per Capita Income (2021)	\$30,151	\$28,867	\$26,977

Business	1 Mile	3 Mile	5 Mile
Total Businesses (2021)	118	438	1,195
Total Employees (2021)	963	3,856	10,946
Adj. Daytime Demographics (age 16+)	1,906	9,066	25,797
Worker Base (16+)	1,288	6,797	20,053

Households	1 Mile	3 Mile	5 Mile
Total Households (2021)	1,119	6,113	17,275
Projected Households (2026)	1,147	6,283	17,805
Census Households (2010)	1,041	5,896	16,429

CHINA GROVE



AREA OVERVIEW

China Grove is a suburb of Charlotte with a population 4,456. China Grove is in Rowan County. Living in China Grove offers residents a rural feel and most residents own their homes.

History

China Grove's name derives from a grove of chinaberry trees that was located next to the old train depot. The China Grove depot which was dismantled in 1974, was located on Harris Street just behind Hanna Park. The grove provided welcomed shade for travelers and horses, especially during those hot summer days. Until about 1920 there were remnants of this grove, but the few surviving trees died from the traffic that was created by the old depot. The Town applied to the North Carolina Legislature for a charter, which was granted on March 11, 1889. It is assumed there was a settlement here in China Grove as early as 1710. The Town was first known as Savits Mill. Then, in 1846, the name was changed to Lutherville, but in 1849, it was given the name as we know it now, China Grove.



First Rural Free Delivery in North Carolina

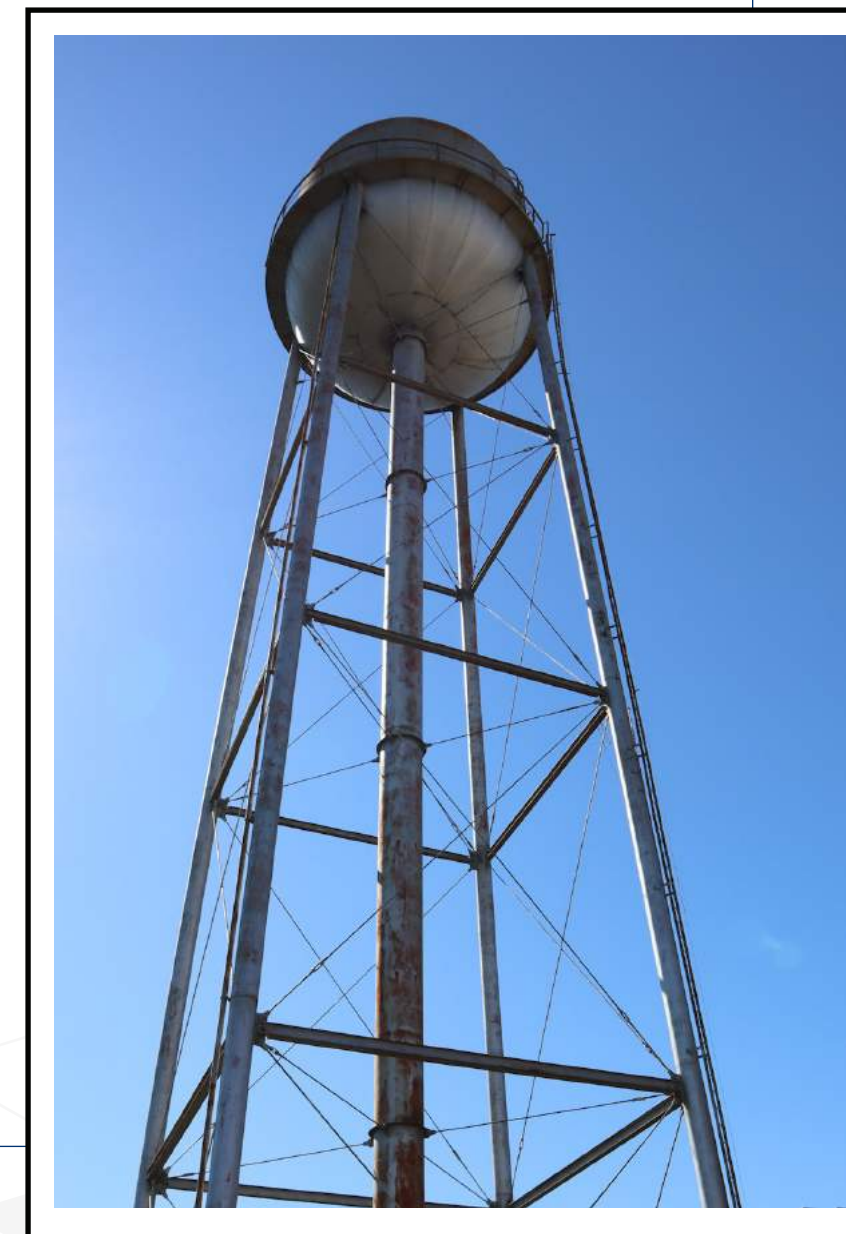
In 1896 following the initiatives of William L. Wilson, Postmaster General of the United States, North Carolina developed a Rural Free Delivery (RFD) route for mail. Postal service via RFD included the delivery of all postal items, free of charge, to citizens at their homes, eliminating the need to visit the local post office. Following Mr. Wilson's proposal and under the direction of Postmaster, J. Bruner Goodnight, China Grove established the first Rural Free Delivery route in North Carolina on October 23, 1896. It was only the second RFD made in the United States. A routine task today, in 1896 Mr. Goodnight was taking part in an experiment which would launch the postal service on the biggest endeavor in its history and help change the life of rural America.

In 2016 The Town of China Grove was honored to be ranked one of the 20 safest cities in the state of North Carolina according to SafeWise, a security systems company which ranked the top 100 safest cities in the state.

Demographics

- **Population***: 4,456
- **Households***: 1,900
- **Average Household Income****: \$41,707

*As of July 1, 2021
**2015 Census Source: Applied Geographic Solutions





FOR MORE INFORMATION, PLEASE CONTACT:

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