

# FOR LEASE

1124 US HIGHWAY 13 SOUTH  
Ahoskie, NC 27910



S.L. NUSBAUM  
REALTY CO.



## MICHAEL GOOD

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LIMITED NONRESIDENT COMMERCIAL REAL ESTATE BROKER

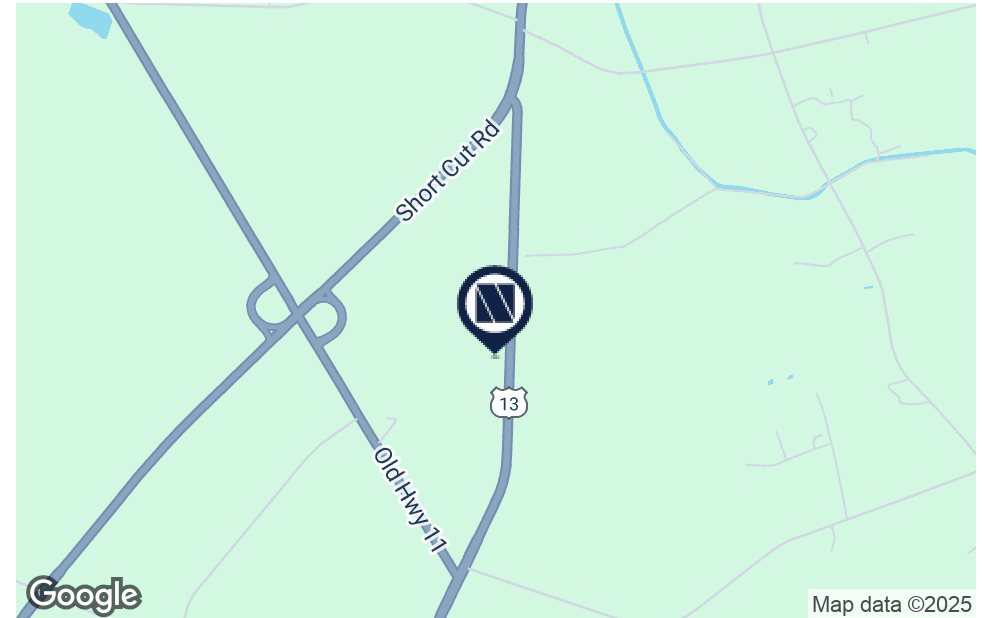
S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Lease Rate:	\$2,000 per acre (NNN) for land lease, or \$10,000 per month (NNN) for entire property (including land and office)
Building Size:	5,347 SF
Available SF:	5,347 SF
Available Acreage:	±3.8 Acres
Lot Size:	5.01 Acres
Year Built:	1982
Zoning:	IL (Light Industrial District)

## PROPERTY OVERVIEW

1124 US Highway 13 South offers a 5.01-acre, fully fenced property featuring 5,347 square feet of office space and approximately 3.8 acres of outdoor yard area available for lease. The office space may be leased as a whole or subdivided, depending on tenant needs. The yard area is graveled, well-lit, and suitable for a variety of uses. The site also provides ample on-site parking and is conveniently located just north of Ahoskie.

## PROPERTY HIGHLIGHTS

- ± 3.8 acres of outdoor yard space for lease
- Up to 5,347 SF of office space for lease (can be subdivided)
- Property is fenced with gated access
- Outdoor yard is graveled and has lighting in place

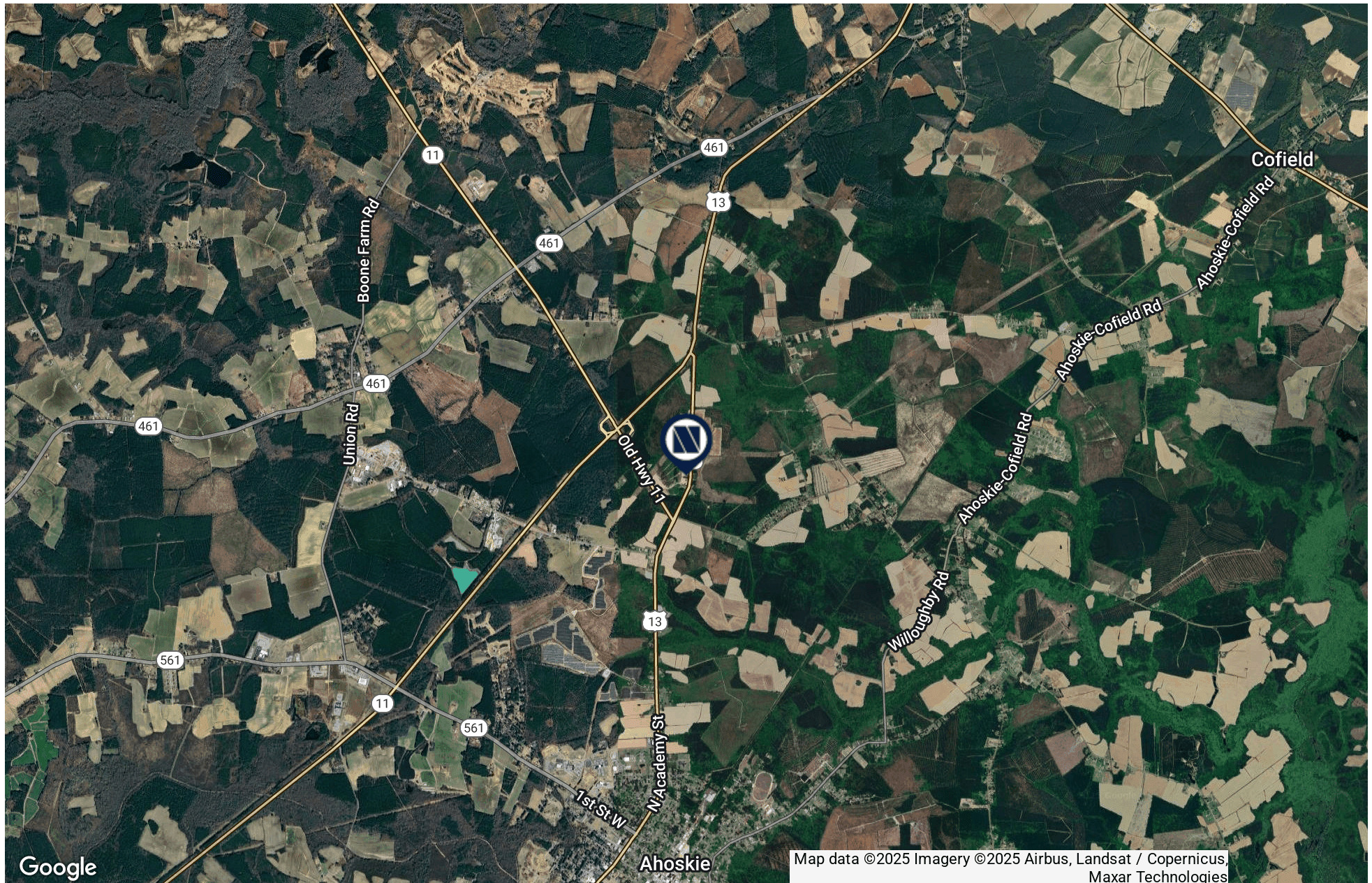
# LOCATION MAP

1124 US HIGHWAY 13 SOUTH

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# ADDITIONAL PHOTOS

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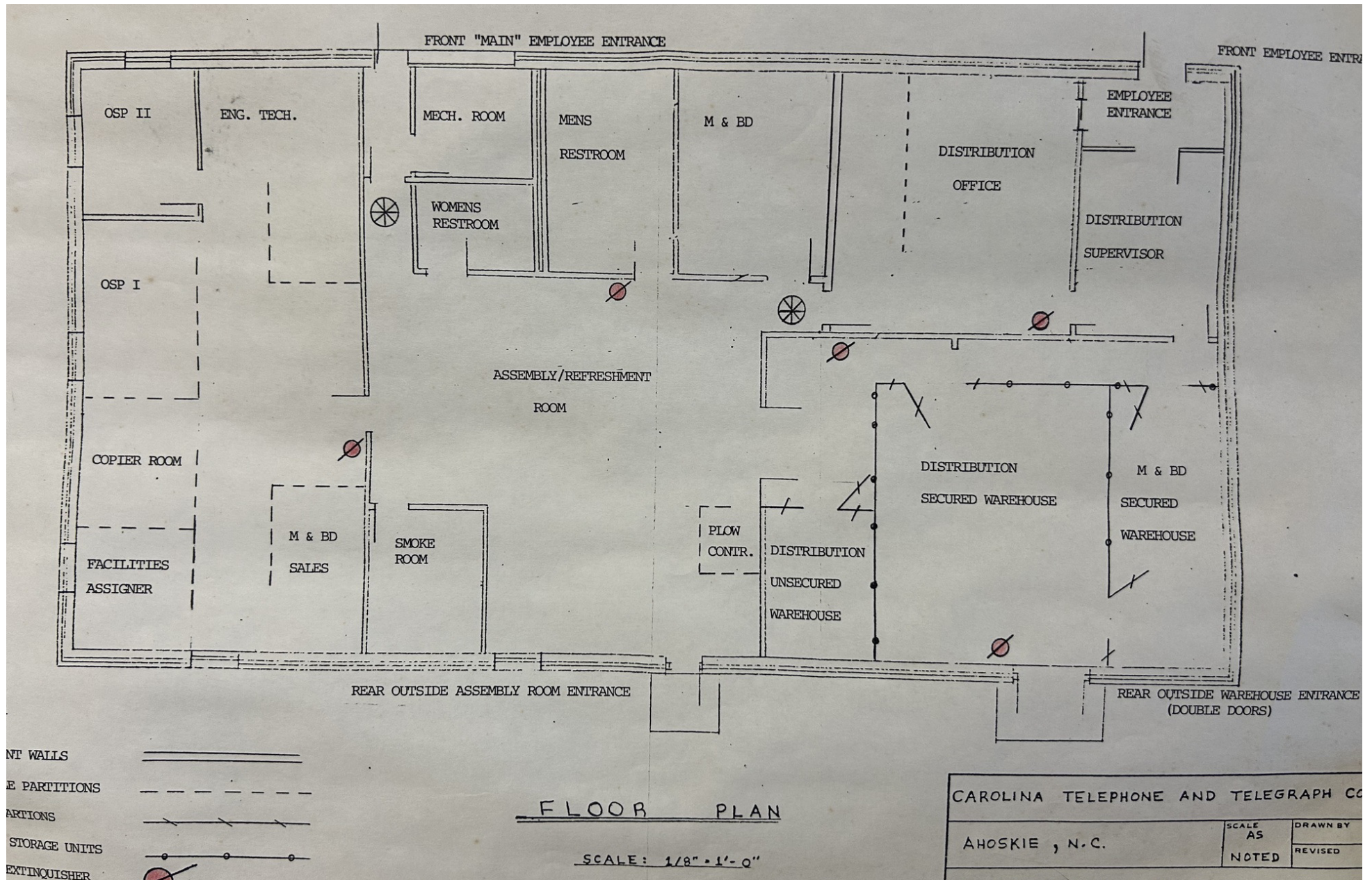


# FLOOR PLANS

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# DEMOGRAPHICS MAP & REPORT

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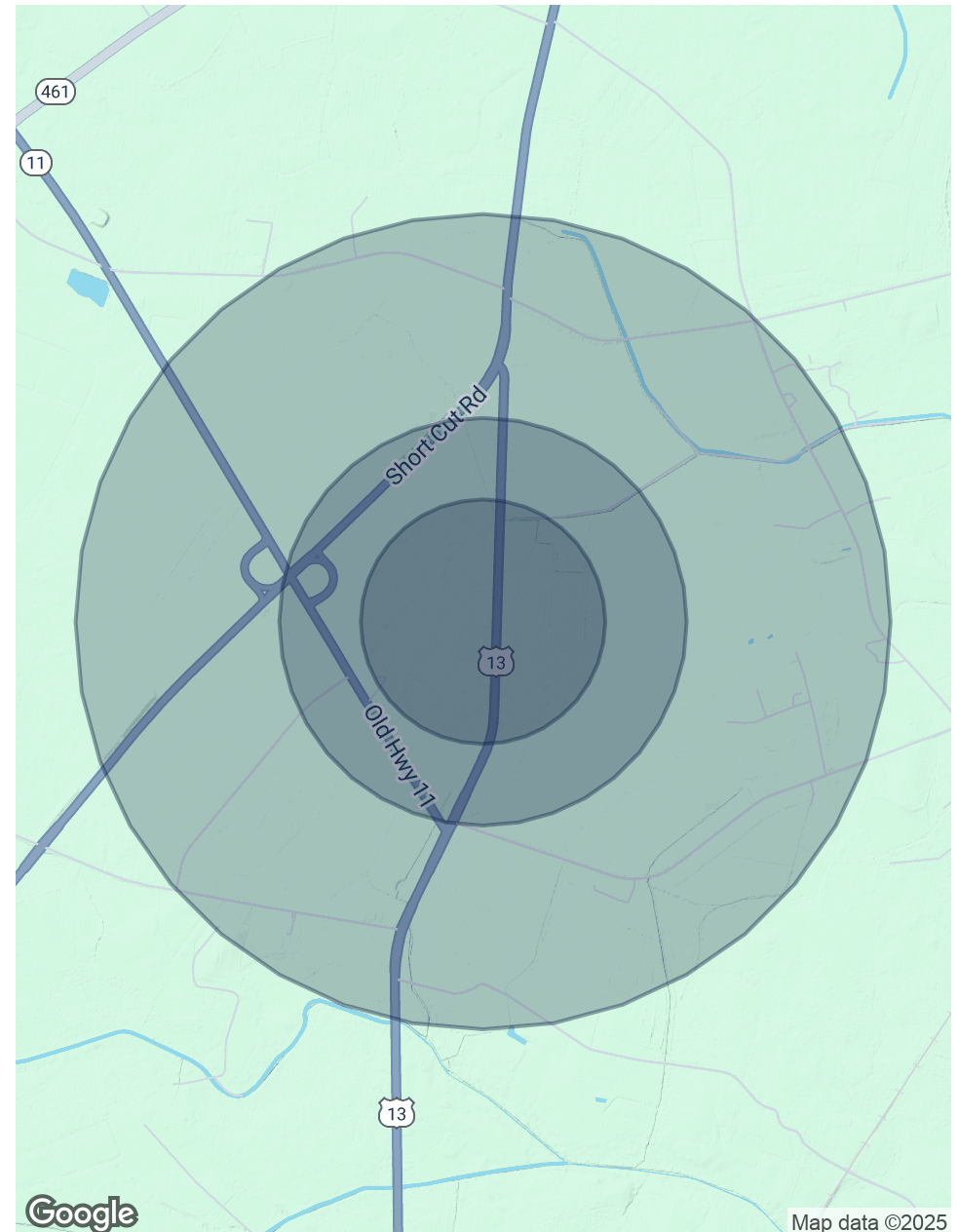
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	56	243
Average Age	48	48	47
Average Age (Male)	48	47	45
Average Age (Female)	49	49	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	27	108
# Of Persons Per HH	2	2.1	2.3
Average HH Income	\$66,946	\$68,368	\$69,075
Average House Value	\$128,364	\$135,107	\$142,130

*Demographics data derived from AlphaMap*



# CONTACT INFORMATION

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## **COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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**SITE**  
**±5 Acres**

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