



2471 N NC 16 HIGHWAY

LUXURY INDUSTRIAL FLEX BUILDING
2471 N NC 16 HIGHWAY, DENVER NC 28037

THE SPACE

| | |
|-------------|---|
| Location | 2471 N NC 16 Highway, Denver, NC, 28037 |
| COUNTY | Lincoln |
| APN | 4604352956 |
| Square Feet | 7,200 |
| Rent | \$9,500.00 |
| Lease Type | NNN |



HIGHLIGHTS

- 2 story, 7,200 SF luxury industrial flex building for lease
- Perfect space for a man cave, car collector, or RV warehouse
- First Floor: 6,000 SF; Mezzanine Second Floor: 1,200 SF
- New HVAC, Multi zone HVAC system; Building is fully climate controlled
- Security System
- Building includes: stereo system, tooling room, full kitchen/media room, restroom with shower, slop sink with washer & dryer
- Property offers some outdoor storage
- Outside RV waste station
- Giant 15' diameter ceiling fan in warehouse area



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 2,726 | 16,517 | 37,144 |



AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$118,158 | \$139,602 | \$148,875 |



NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 927 | 6,744 | 14,679 |

PROPERTY FEATURES

| | |
|--------------------------|-----------|
| BUILDING SF | 7,200 |
| YEAR BUILT | 2000 |
| ZONING TYPE | HB |
| BUILDING CLASS | A |
| TOPOGRAPHY | Excellent |
| NUMBER OF STORIES | 2 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 10 |
| NUMBER OF INGRESSES | 2 |
| NUMBER OF EGRESSES | 2 |

CONSTRUCTION

| | |
|------------|----------|
| FOUNDATION | Concrete |
| EXTERIOR | Aluminum |
| ROOF | Aluminum |

TENANT INFORMATION

| | |
|---------------|---------------------------------|
| UTILITIES | Water, sewer, and gas |
| SHADOW ANCHOR | Lincoln County Sheriff's Depart |
| LEASE TYPE | NNN |

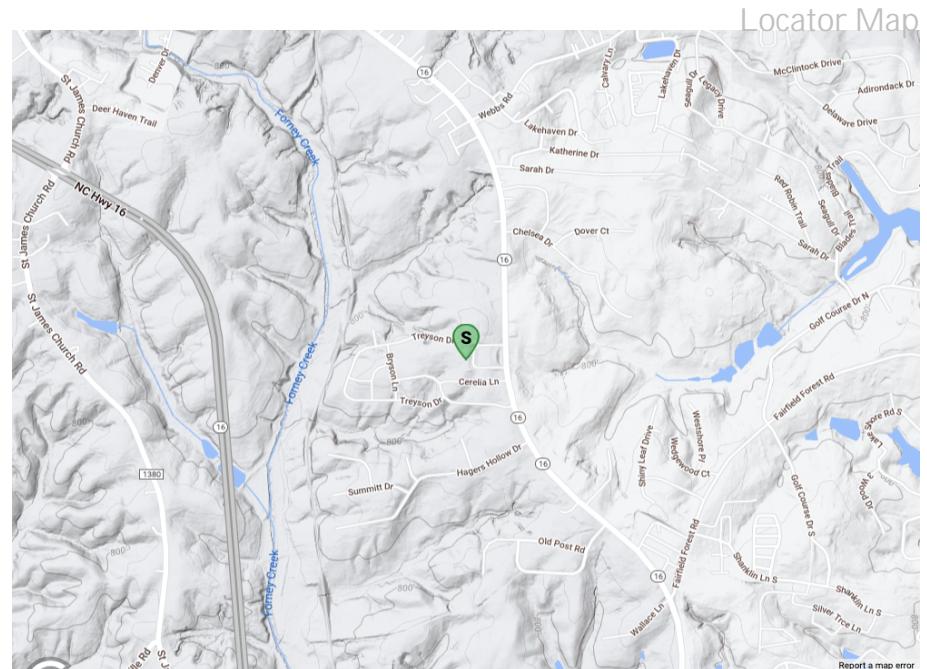


Property Description

- State-of-the-art Race Shop/Hobby Shop/Multi-use zoning, so bring your small business and start today! Located in the heart of Denver, easy access from HWY 16, 25 minutes to Charlotte Douglas Airport, 15 Minutes to Huntersville, and easy access to HWY 150.
- This meticulously maintained property sits on almost 6 acres, and boasts over 7000 square feet, 3-14' garage door bays, 5-50 amp outlets, an air compressor, sewer dump station, perfect place to house your RV. The upper mezzanine offers flex space for additional storage or viewing space. Large conference room with kitchen, full bath, and laundry room. Plenty of parking and exterior storage options.

About Denver, NC

- Denver is located approximately 30 miles northwest of Charlotte, one of North Carolina's major economic hubs. This proximity provides businesses with easy access to Charlotte's transportation networks, a large labor pool, and a thriving regional economy. Denver is well-connected to major highways and interstates, including I-85 and I-77.
- Denver is situated on the eastern shores of Lake Norman, the largest man-made lake in North Carolina. Businesses with a focus on water-based transportation can take advantage of the lake's connectivity to the Catawba River and the surrounding region. The area around Denver has experienced significant economic growth, particularly in the manufacturing and distribution sectors. This has attracted a diverse range of businesses, contributing to the local economy's resilience.

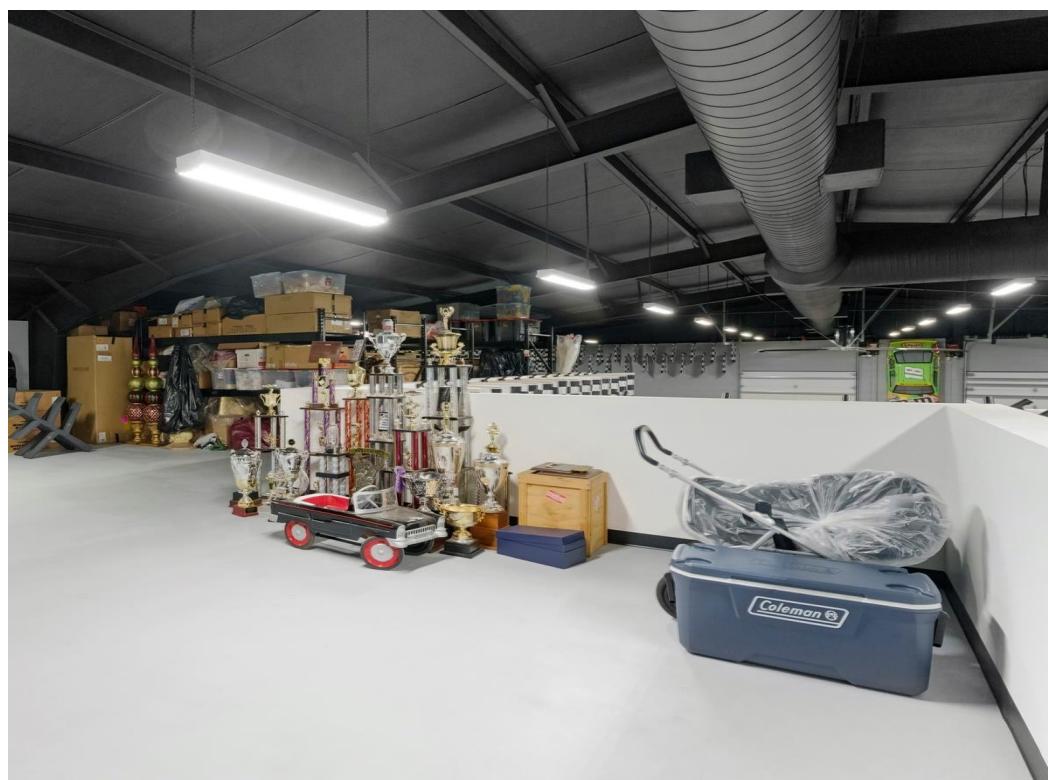


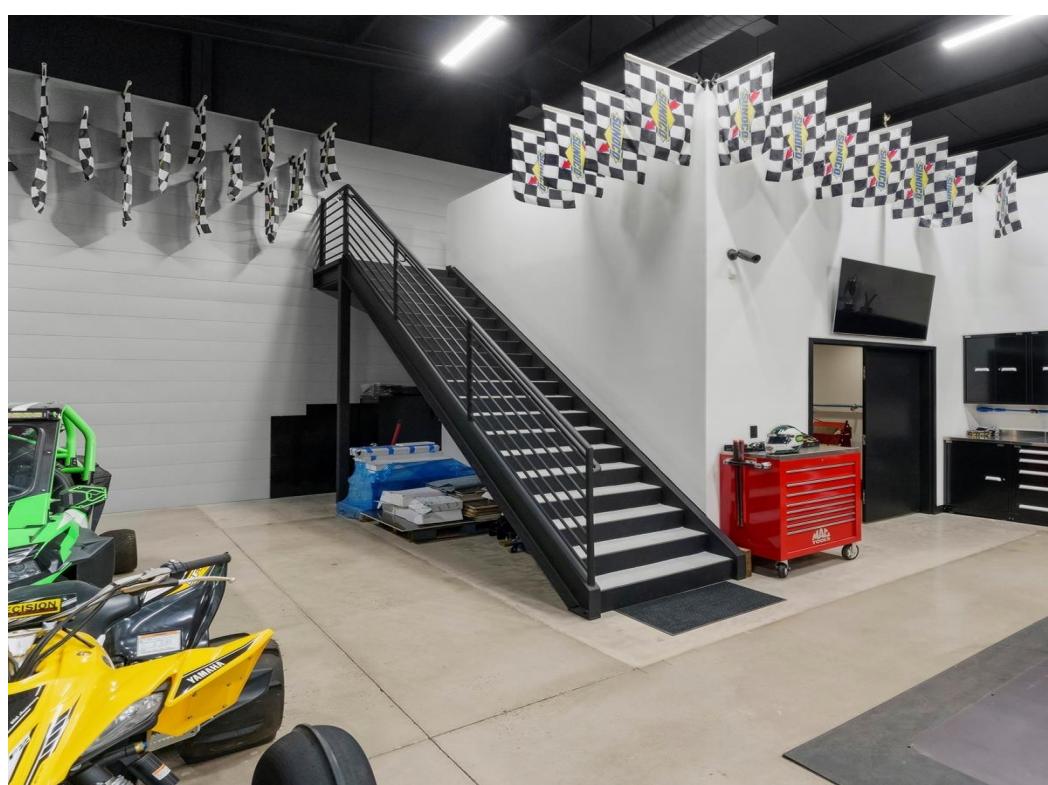
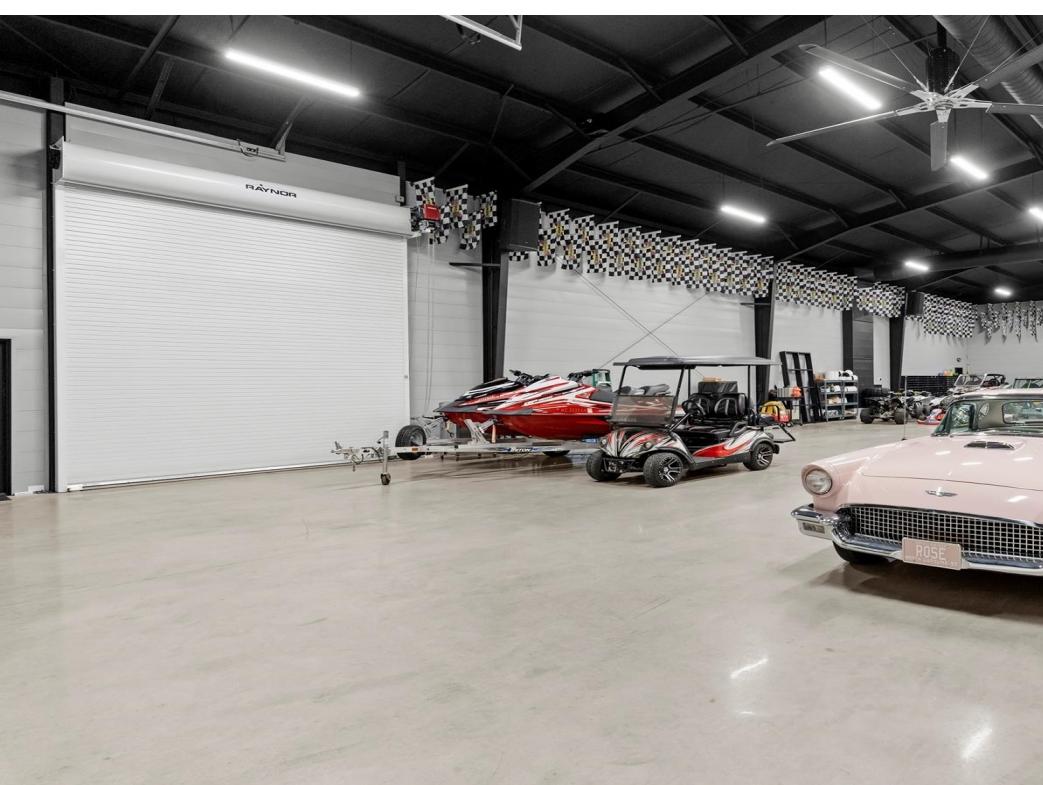
Regional Map





Report a map error





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|-----------|-----------|-----------|
| 2000 Population | 826 | 6,742 | 16,038 |
| 2010 Population | 1,289 | 9,715 | 24,773 |
| 2023 Population | 2,726 | 16,517 | 37,144 |
| 2028 Population | 3,094 | 17,812 | 39,405 |
| 2023-2028: Population: Growth Rate | 12.80 % | 7.60 % | 5.95 % |
| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 68 | 348 | 745 |
| \$15,000-\$24,999 | 22 | 203 | 514 |
| \$25,000-\$34,999 | 53 | 299 | 824 |
| \$35,000-\$49,999 | 67 | 508 | 1,003 |
| \$50,000-\$74,999 | 198 | 1,044 | 2,012 |
| \$75,000-\$99,999 | 101 | 897 | 1,770 |
| \$100,000-\$149,999 | 214 | 1,452 | 3,073 |
| \$150,000-\$199,999 | 96 | 767 | 1,696 |
| \$200,000 or greater | 108 | 1,226 | 3,042 |
| Median HH Income | \$87,167 | \$101,599 | \$105,180 |
| Average HH Income | \$118,158 | \$139,602 | \$148,875 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Total Housing | 273 | 2,871 | 6,856 |
| 2010 Total Households | 472 | 3,908 | 9,575 |
| 2023 Total Households | 927 | 6,744 | 14,679 |
| 2028 Total Households | 1,059 | 7,332 | 15,724 |
| 2023 Average Household Size | 2.91 | 2.44 | 2.53 |
| 2000 Owner Occupied Housing | 223 | 2,239 | 5,273 |
| 2000 Renter Occupied Housing | 40 | 373 | 871 |
| 2023 Owner Occupied Housing | 701 | 5,542 | 12,177 |
| 2023 Renter Occupied Housing | 226 | 1,202 | 2,502 |
| 2023 Vacant Housing | 35 | 596 | 1,259 |
| 2023 Total Housing | 962 | 7,340 | 15,938 |
| 2028 Owner Occupied Housing | 833 | 6,133 | 13,238 |
| 2028 Renter Occupied Housing | 226 | 1,199 | 2,486 |
| 2028 Vacant Housing | 7 | 449 | 1,001 |
| 2028 Total Housing | 1,066 | 7,781 | 16,725 |
| 2023-2028: Households: Growth Rate | 13.50 % | 8.45 % | 6.90 % |



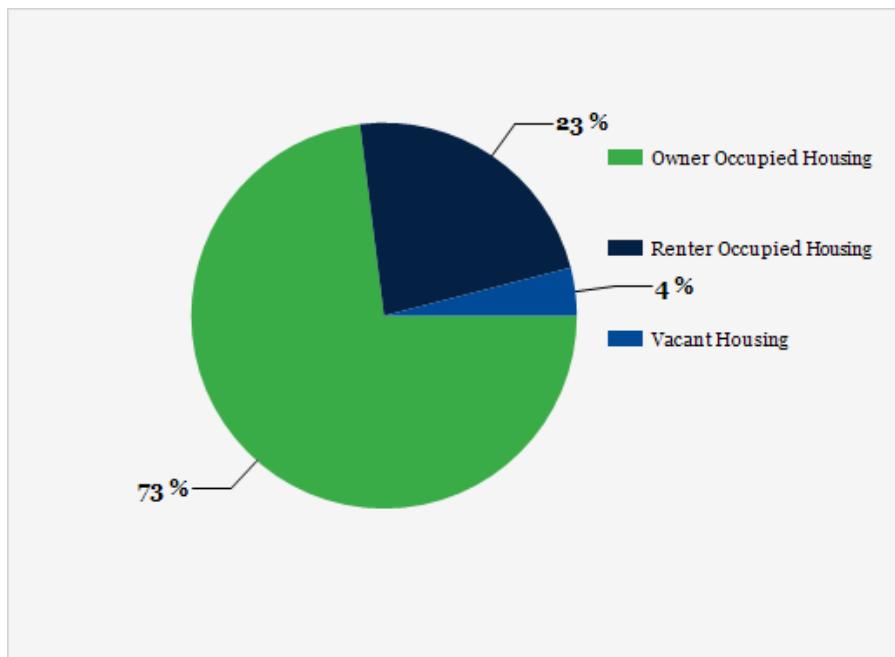
| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2023 Population Age 30-34 | 198 | 933 | 1,962 |
| 2023 Population Age 35-39 | 205 | 1,030 | 2,167 |
| 2023 Population Age 40-44 | 191 | 1,121 | 2,515 |
| 2023 Population Age 45-49 | 180 | 1,118 | 2,601 |
| 2023 Population Age 50-54 | 167 | 1,180 | 2,807 |
| 2023 Population Age 55-59 | 174 | 1,221 | 2,855 |
| 2023 Population Age 60-64 | 170 | 1,207 | 2,806 |
| 2023 Population Age 65-69 | 150 | 1,103 | 2,487 |
| 2023 Population Age 70-74 | 132 | 998 | 2,220 |
| 2023 Population Age 75-79 | 79 | 607 | 1,319 |
| 2023 Population Age 80-84 | 54 | 374 | 765 |
| 2023 Population Age 85+ | 51 | 255 | 496 |
| 2023 Population Age 18+ | 2,090 | 12,975 | 29,111 |
| 2023 Median Age | 40 | 44 | 45 |

| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$96,034 | \$96,980 | \$99,147 |
| Average Household Income 25-34 | \$127,535 | \$129,627 | \$131,139 |
| Median Household Income 35-44 | \$115,839 | \$122,063 | \$125,103 |
| Average Household Income 35-44 | \$142,300 | \$160,368 | \$167,552 |
| Median Household Income 45-54 | \$117,220 | \$124,937 | \$132,790 |
| Average Household Income 45-54 | \$149,051 | \$168,283 | \$181,841 |
| Median Household Income 55-64 | \$84,713 | \$108,444 | \$115,343 |
| Average Household Income 55-64 | \$114,812 | \$150,791 | \$165,214 |
| Median Household Income 65-74 | \$65,546 | \$87,357 | \$89,960 |
| Average Household Income 65-74 | \$99,779 | \$127,961 | \$132,831 |
| Average Household Income 75+ | \$68,772 | \$87,776 | \$90,048 |

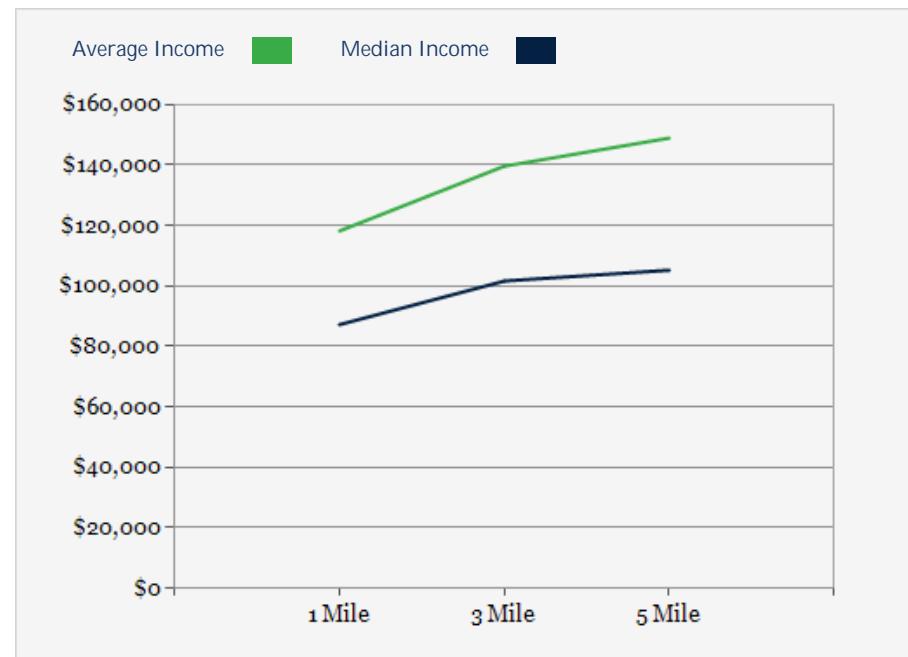
| 2028 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2028 Population Age 30-34 | 204 | 981 | 2,095 |
| 2028 Population Age 35-39 | 252 | 1,187 | 2,477 |
| 2028 Population Age 40-44 | 224 | 1,158 | 2,439 |
| 2028 Population Age 45-49 | 209 | 1,223 | 2,742 |
| 2028 Population Age 50-54 | 172 | 1,123 | 2,641 |
| 2028 Population Age 55-59 | 175 | 1,223 | 2,888 |
| 2028 Population Age 60-64 | 180 | 1,221 | 2,839 |
| 2028 Population Age 65-69 | 168 | 1,184 | 2,736 |
| 2028 Population Age 70-74 | 152 | 1,077 | 2,369 |
| 2028 Population Age 75-79 | 118 | 887 | 1,936 |
| 2028 Population Age 80-84 | 75 | 531 | 1,126 |
| 2028 Population Age 85+ | 65 | 381 | 752 |
| 2028 Population Age 18+ | 2,364 | 14,050 | 31,176 |
| 2028 Median Age | 40 | 45 | 46 |

| 2028 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$107,092 | \$108,409 | \$110,409 |
| Average Household Income 25-34 | \$146,364 | \$149,625 | \$152,122 |
| Median Household Income 35-44 | \$126,357 | \$135,054 | \$138,478 |
| Average Household Income 35-44 | \$161,309 | \$179,188 | \$184,819 |
| Median Household Income 45-54 | \$128,567 | \$141,143 | \$150,838 |
| Average Household Income 45-54 | \$170,005 | \$190,228 | \$203,341 |
| Median Household Income 55-64 | \$101,059 | \$123,627 | \$132,773 |
| Average Household Income 55-64 | \$135,232 | \$173,587 | \$188,229 |
| Median Household Income 65-74 | \$76,379 | \$102,597 | \$105,766 |
| Average Household Income 65-74 | \$121,526 | \$151,821 | \$157,234 |
| Average Household Income 75+ | \$83,989 | \$108,728 | \$111,447 |

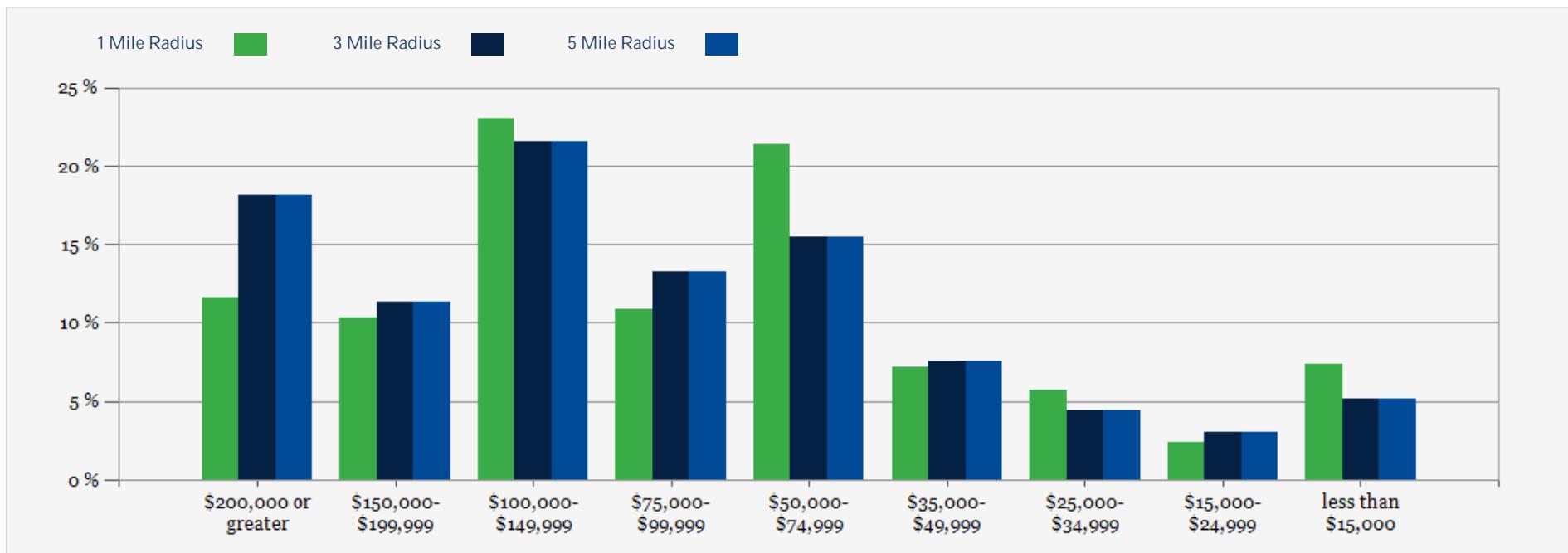
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



2471 N NC 16 Highway

Exclusively Listed By



Spencer Crigler
Director of Brokerage Services
(704) 765-4620
spencer@onealliancecompanies.com



Paula Quickel
VP of Brokerage
(704) 765-4620
paula@onealliancecompanies.com

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