

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





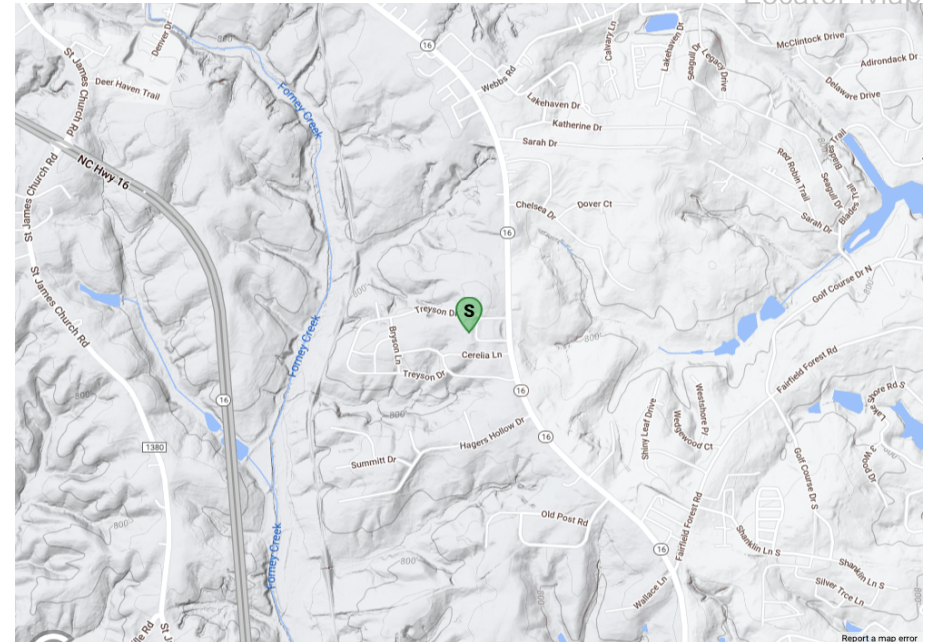
## Property Description

- 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.

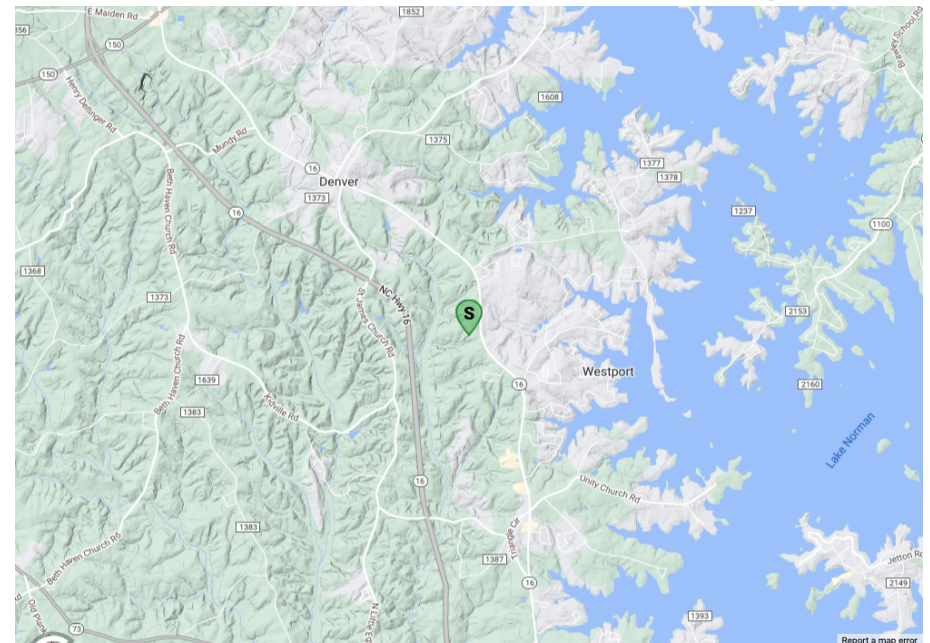
## About Denver, NC

- 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.

Locator Map



Regional Map



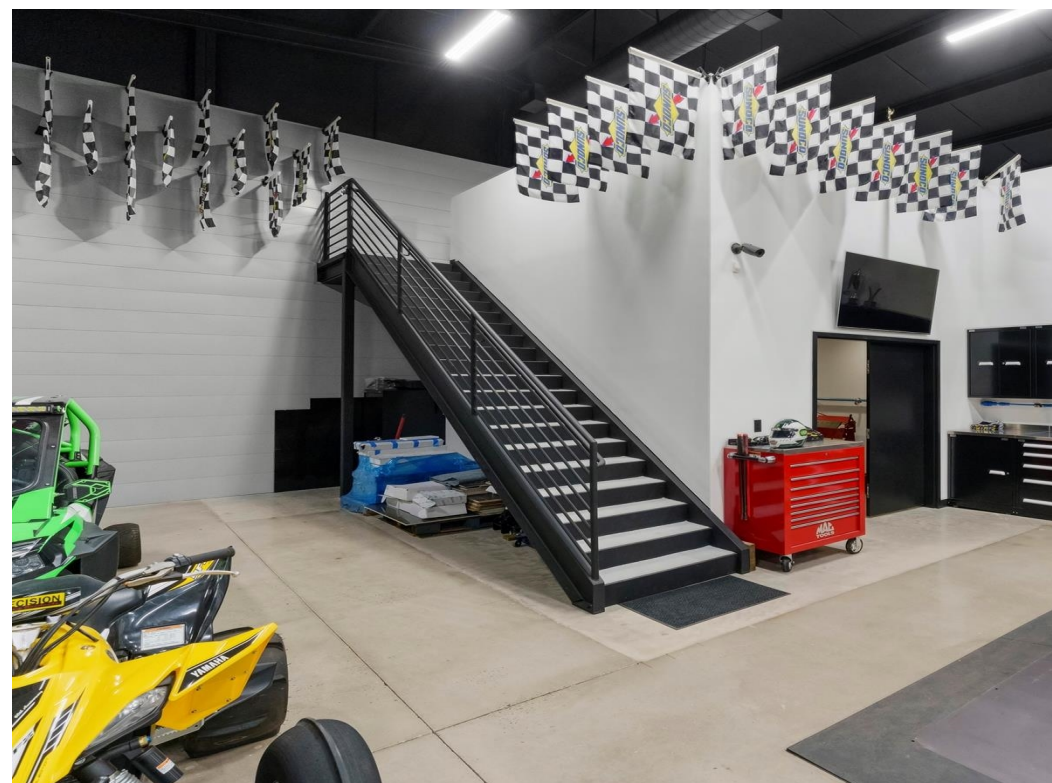
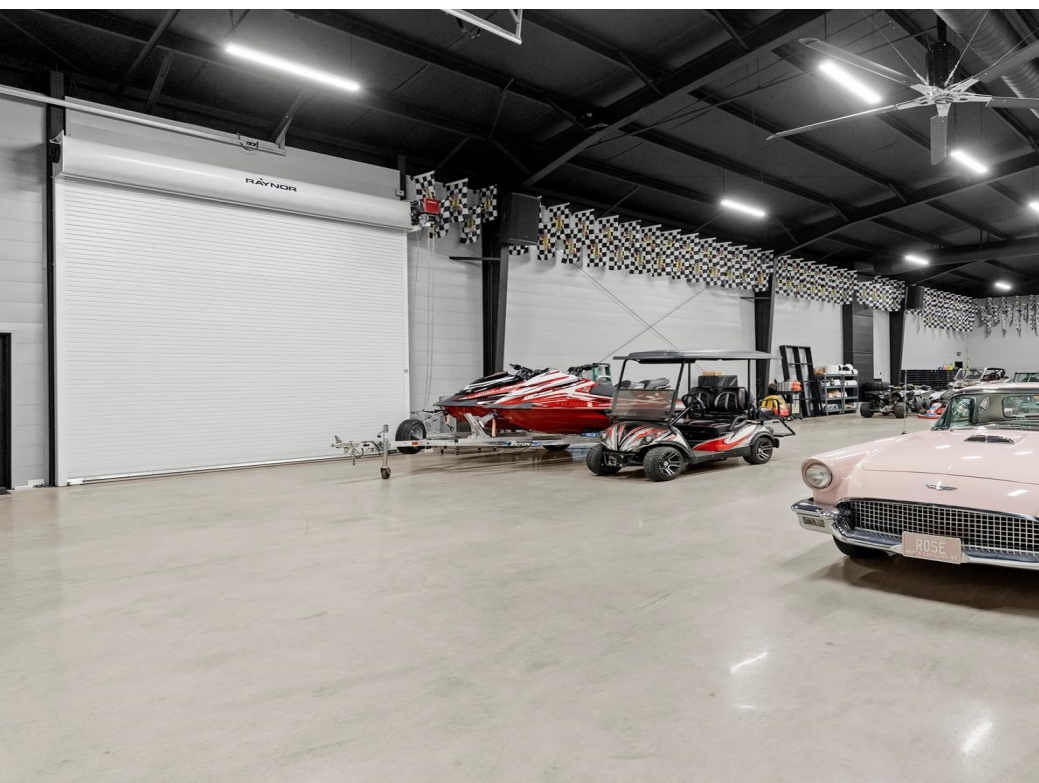












POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	826	6,742	16,038
2010 Population	1,289	9,715	24,773
2023 Population	2,726	16,517	37,144
2028 Population	3,094	17,812	39,405
2023-2028: Population: Growth Rate	12.80 %	7.60 %	5.95 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	68	348	745
\$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 %



Source: esri



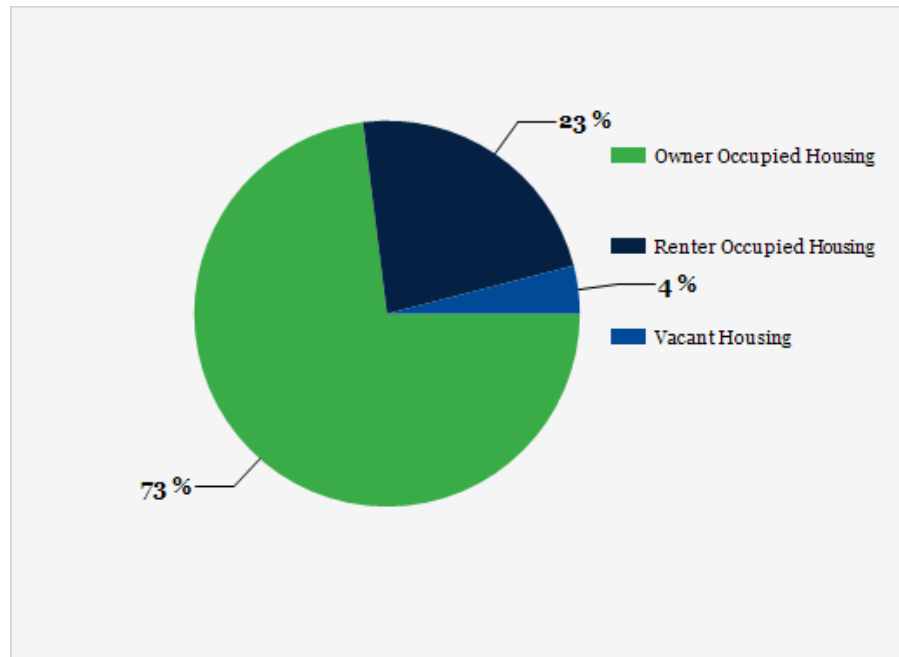
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	198	933	1,962
2023 Population Age 35-39	205	1,030	2,167
2023 Population Age 40-44	191	1,121	2,515
2023 Population Age 45-49	180	1,118	2,601
2023 Population Age 50-54	167	1,180	2,807
2023 Population Age 55-59	174	1,221	2,855
2023 Population 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

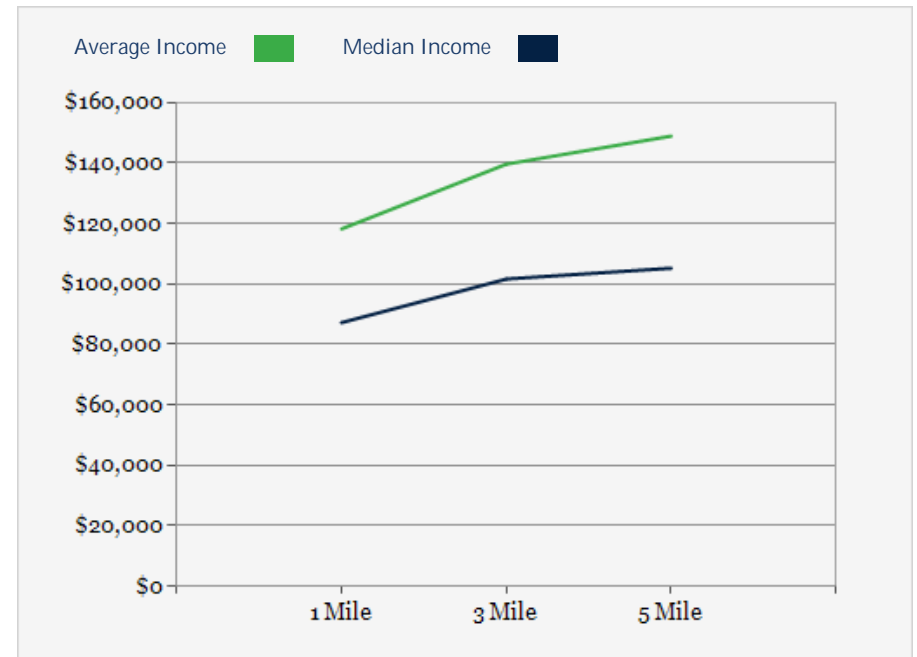
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	204	981	2,095
2028 Population Age 35-39	252	1,187	2,477
2028 Population Age 40-44	224	1,158	2,439
2028 Population Age 45-49	209	1,223	2,742
2028 Population Age 50-54	172	1,123	2,641
2028 Population Age 55-59	175	1,223	2,888
2028 Population 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

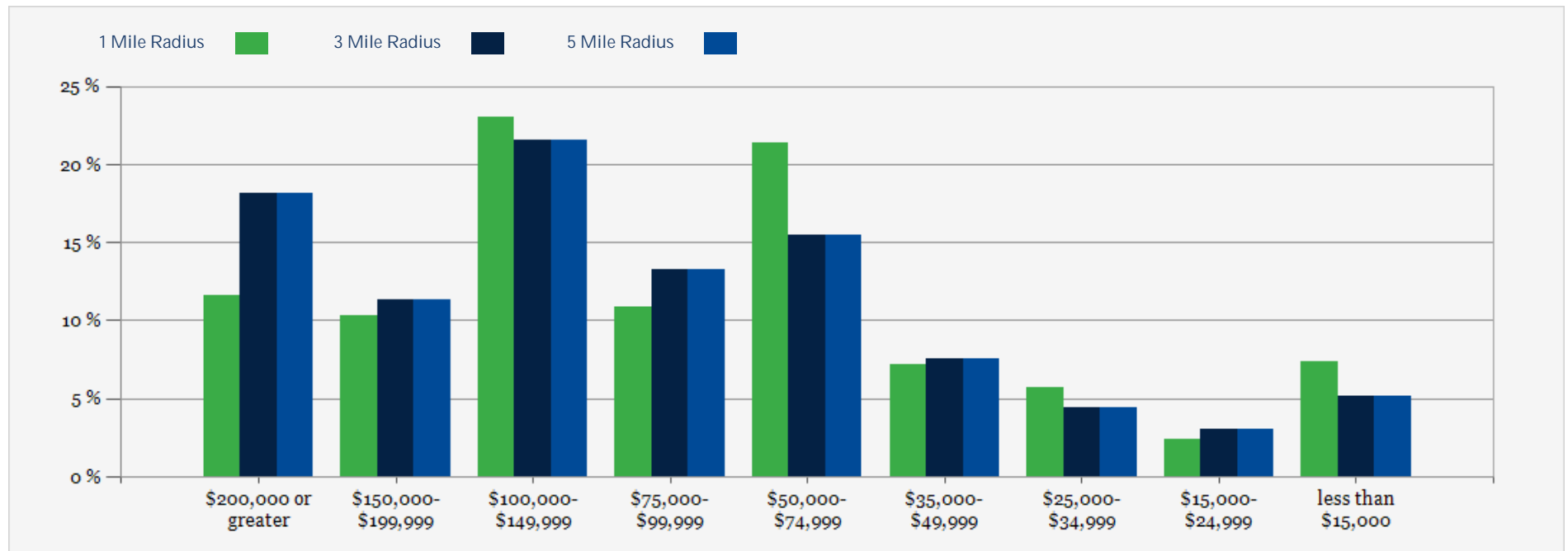
## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



## 2023 Household Income





# 2471 N NC 16 Highway

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