



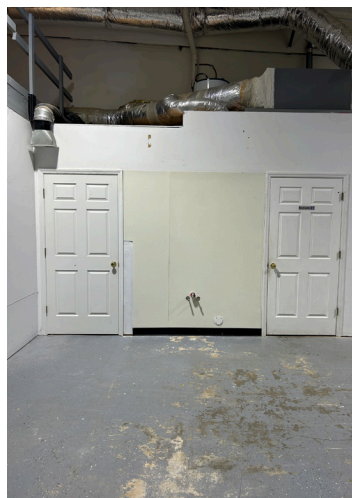
FLEX SPACE | FOR LEASE

7491 HAGER'S HOLLOW DRIVE | DENVER, NC

1,500 SF Small bay flex space in close proximity to Business and Highway 16 in Denver, NC.

SAM KLINE, CCIM
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PROPERTY INFORMATION

SF*

1,500 SF

PID

Lincoln County #34131

FEATURES

- Versatile unit perfectly set up for a small business
- Located in proximity to both Business and Hwy 16
- Roll-up door in rear
- Fully conditioned
- Mezzanine in place for additional storage

LEASE RATE

\$2,000/Month + gas & electric

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,358	19,526	40,933
Households	972	7,865	16,586
Families	723	5,902	12,516
Median Age	40.1	45	46.8
Average HH Size	2.41	2.48	2.46
Median HH Income	\$117,771	\$116,859	\$117,773
Average HH Income	\$139,184	\$147,104	\$159,633
Per Capita Income	\$53,289	\$59,152	\$64,835

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MECA Commercial Real Estate

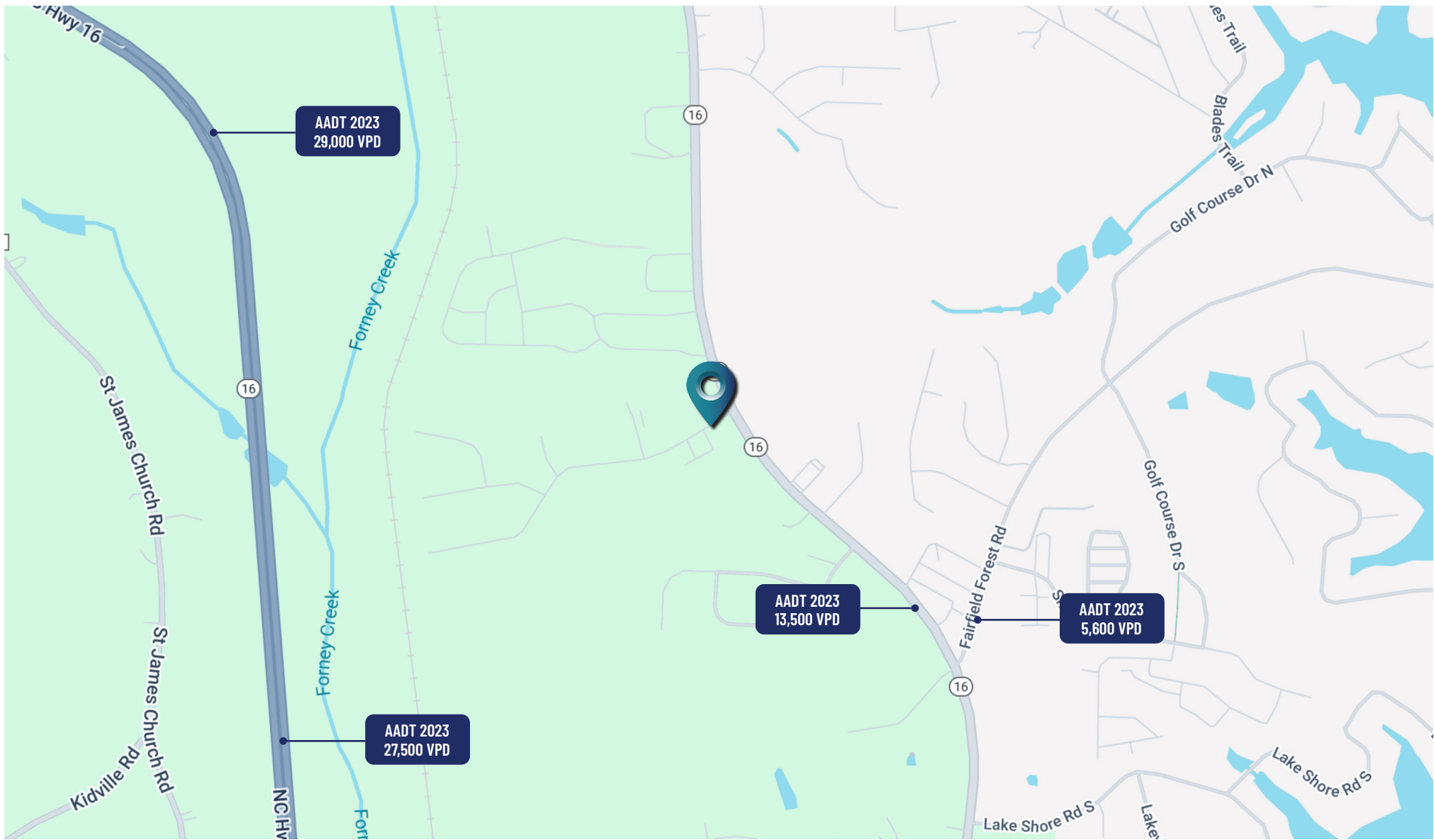
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.