



INDUSTRIAL/FLEX BUILDING
FOR SALE OR LEASE

OWNER/ OCCUPY BUILDING FOR SALE OR LEASE
4164 - 4168 N NC 16 BUSINESS HWY, DENVER NC 28037

Industrial/Flex Building for Sale or Lease

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Exclusively Listed By



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OFFERING SUMMARY

ADDRESS	4164-4168 N NC 16 Business Hwy Denver NC 28037
COUNTY	Lincoln
BUILDING SF	18,200 SF
LAND ACRES	2.293
YEAR BUILT	2023
APN	3695266814

FINANCIAL SUMMARY

PRICE	\$3,999,000
PRICE PSF	\$487.68

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	1,245	11,396	30,722
2024 Median HH Income	\$79,829	\$94,269	\$101,579
2024 Average HH Income	\$103,965	\$128,139	\$137,256

Property Highlights

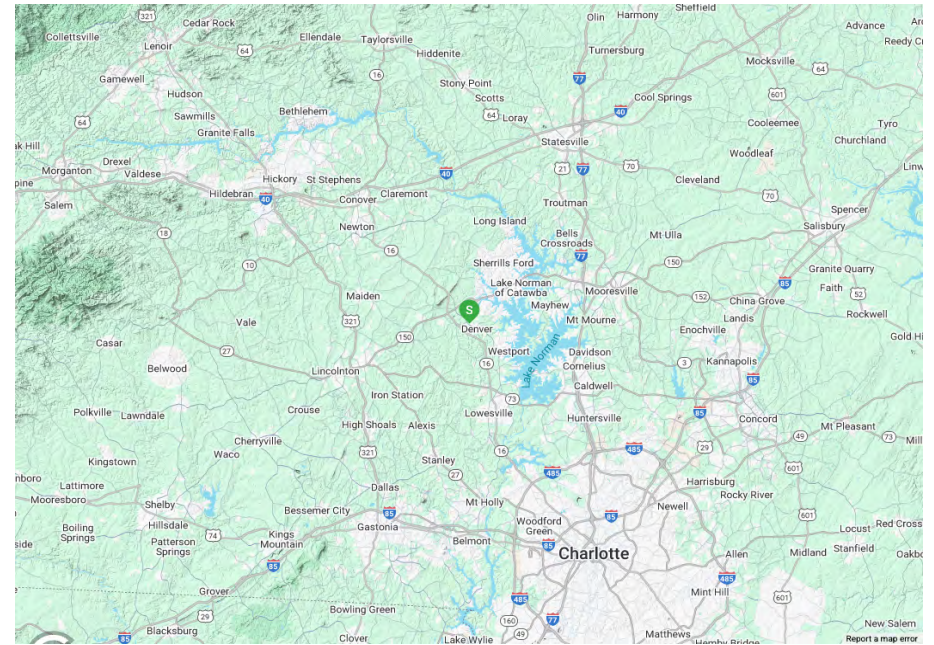
- 4164 - Vacant, 8,200 SF - \$15/SF NNN \$1.00/SF CAM
- 4168 - 100% occupied, 10,000 SF, NNN lease. \$120,000 annual income
- Brand new modern design 8,200 SF building
- 1,200 SF Office (3 separate offices) 7,000 SF warehouse, 3 restrooms
- 18-22' ceilings with clear span open to the floor
- (2) 12x14 large bay doors
- Tall ceilings and lots of natural light throughout the building
- LED Lighting through out and sky lights in warehouse



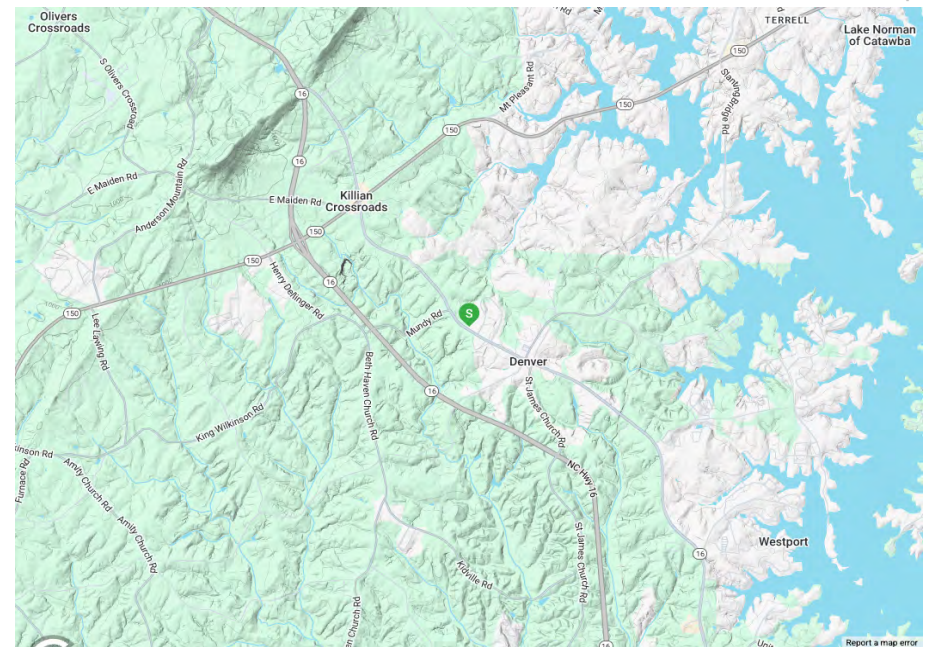
About Denver, NC

- Denver is situated near Lake Norman, the largest man-made lake in North Carolina. This gives the area a scenic, waterfront vibe, with many homes and recreational activities centered around the lake.
- It is about 20 miles north of Charlotte, making it part of the greater Charlotte metropolitan area. This proximity to a major city allows residents to enjoy both a suburban and semi-rural lifestyle.
- Denver has experienced significant growth in recent decades, largely driven by people moving from Charlotte looking for more affordable housing, access to the lake, and a quieter environment.
- Denver is served by Lincoln County Schools, with local schools including East Lincoln High School, North Lincoln High School, and St. James Elementary. There are also private and charter schools in the area.
- While Denver itself does not have a major airport, it's located relatively close to Charlotte Douglas International Airport, about a 30-40 minute drive away.
- The community is accessible by major highways such as Highway 73 and Highway 16, which connect to the broader Charlotte metro area.

Regional Map



Local Map



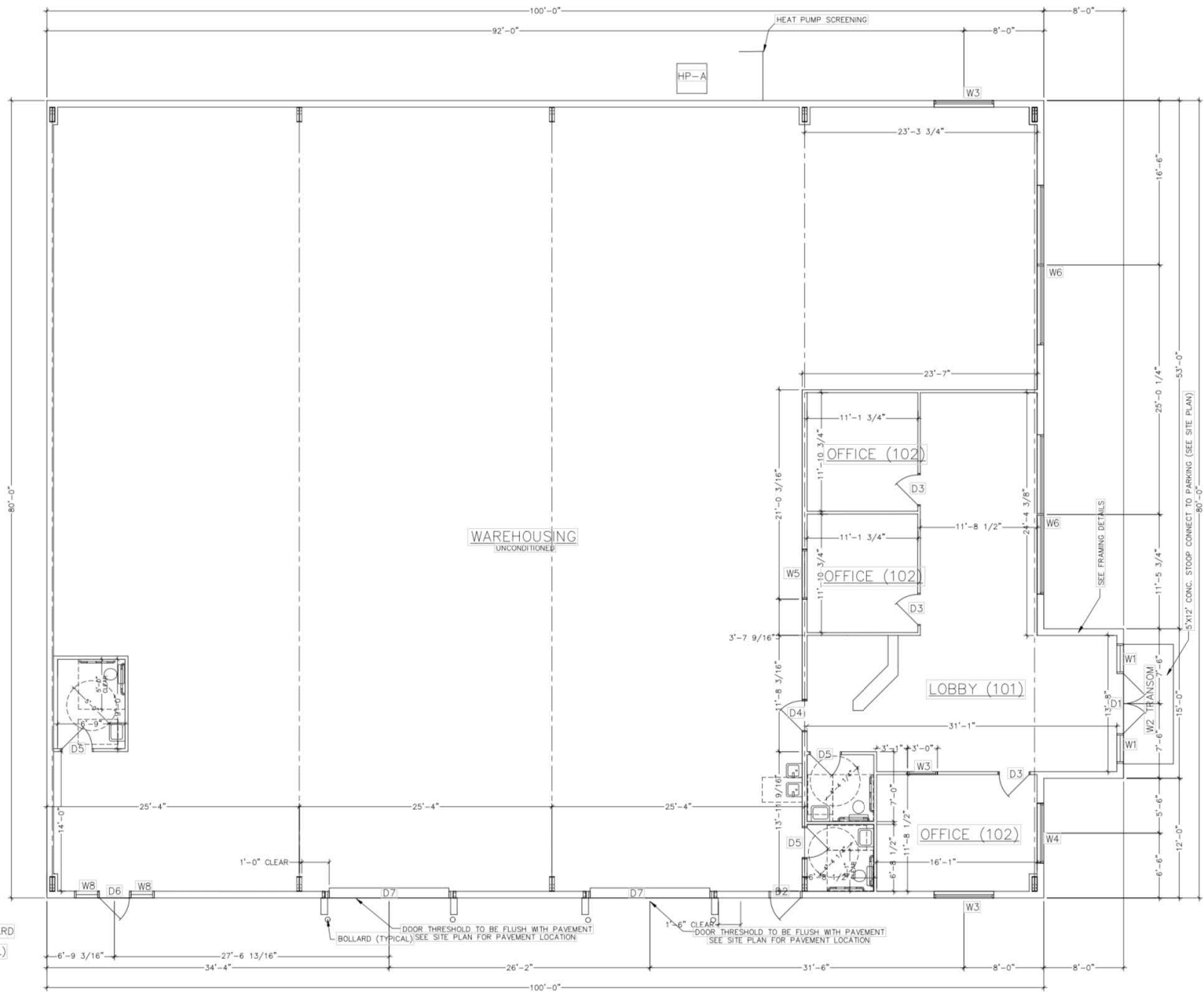
PROPERTY FEATURES

BUILDING SF	18,200
LAND ACRES	2.293
YEAR BUILT	2023
ZONING TYPE	I-G
BUILDING CLASS	A
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	17
CEILING HEIGHT	18-22'





[Report a map error](#)



1/2" OR 5/8" GYPSUM BOARD
BOTH SIDES (TYPICAL)

WOOD STUD WALL

1:1

OT RATED

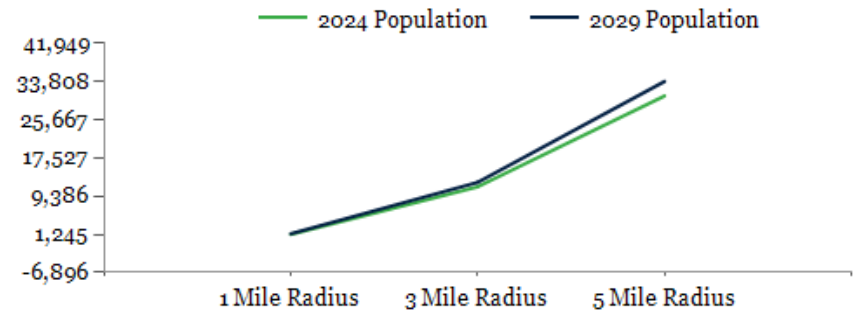
FIRST FLOOR LAYOUT PLAN
SCALE: 1/8" = 1'-0"

FINAL DRAWING – FOR CONSTRUCTION

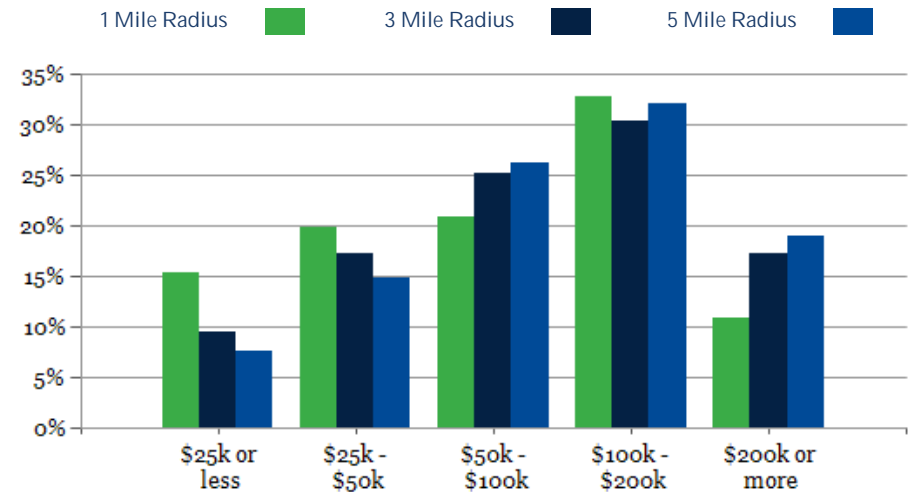
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	795	6,101	15,394
2010 Population	978	8,693	22,381
2024 Population	1,245	11,396	30,722
2029 Population	1,391	12,326	33,808
2024-2029: Population: Growth Rate	11.20%	7.90%	9.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	59	274	611
\$15,000-\$24,999	18	169	331
\$25,000-\$34,999	60	366	705
\$35,000-\$49,999	40	428	1,099
\$50,000-\$74,999	64	623	1,663
\$75,000-\$99,999	41	541	1,543
\$100,000-\$149,999	136	997	2,718
\$150,000-\$199,999	28	402	1,197
\$200,000 or greater	55	799	2,310
Median HH Income	\$79,829	\$94,269	\$101,579
Average HH Income	\$103,965	\$128,139	\$137,256

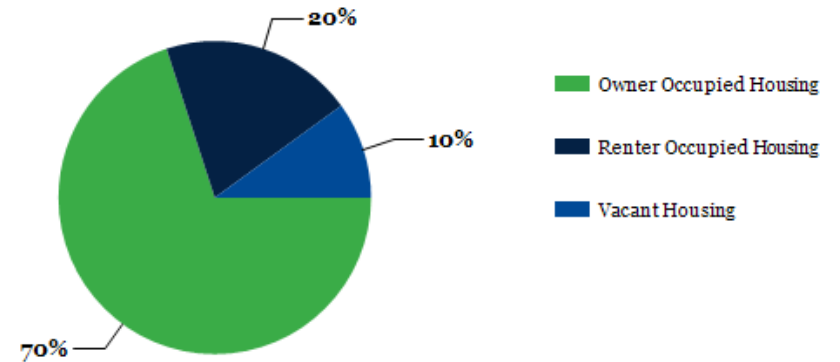
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	326	2,686	6,870
2010 Total Households	388	3,450	8,735
2024 Total Households	502	4,600	12,176
2029 Total Households	569	5,056	13,599
2024 Average Household Size	2.48	2.48	2.52
2024-2029: Households: Growth Rate	12.70%	9.55%	11.20%



2024 Household Income

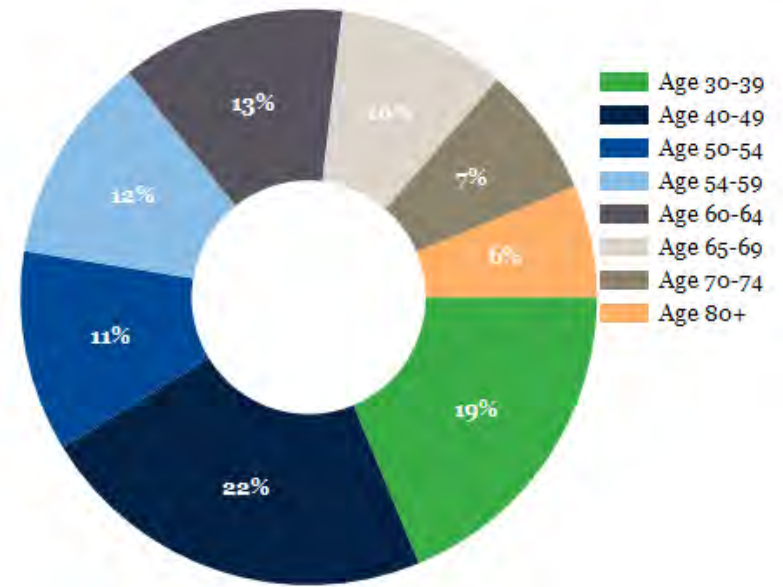


2024 Own vs. Rent - 1 Mile Radius

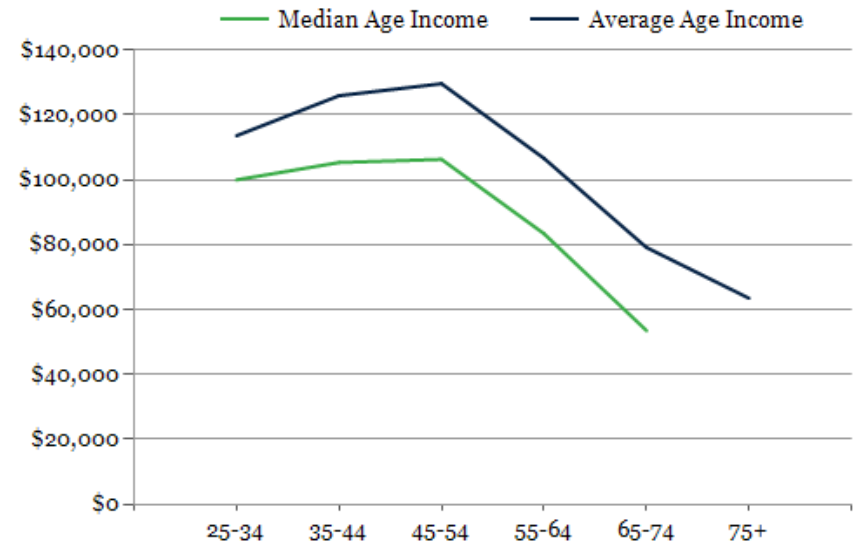


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	65	559	1,460
2024 Population Age 35-39	81	714	1,878
2024 Population Age 40-44	90	750	2,045
2024 Population Age 45-49	85	763	2,035
2024 Population Age 50-54	88	897	2,416
2024 Population Age 55-59	91	855	2,345
2024 Population Age 60-64	98	918	2,457
2024 Population Age 65-69	74	743	2,032
2024 Population Age 70-74	57	559	1,613
2024 Population Age 75-79	49	450	1,300
2024 Population Age 80-84	24	241	710
2024 Population Age 85+	20	178	506
2024 Population Age 18+	979	8,947	24,211
2024 Median Age	43	44	45
2029 Median Age	44	45	46



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$97,542	\$99,047
Average Household Income 25-34	\$113,625	\$126,490	\$131,188
Median Household Income 35-44	\$105,347	\$117,297	\$122,280
Average Household Income 35-44	\$125,949	\$155,701	\$161,399
Median Household Income 45-54	\$106,320	\$118,146	\$124,310
Average Household Income 45-54	\$129,664	\$157,261	\$166,720
Median Household Income 55-64	\$83,394	\$99,237	\$107,429
Average Household Income 55-64	\$106,616	\$134,536	\$148,092
Median Household Income 65-74	\$53,517	\$70,259	\$82,839
Average Household Income 65-74	\$79,136	\$102,372	\$115,880
Average Household Income 75+	\$63,491	\$76,161	\$82,304



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