

# SALE

## WAREHOUSE/LIGHT INDUSTRIAL OPPORTUNITY IN CONCORD, NC

256 Davidson Highway Concord, NC 28027



### PROPERTY DESCRIPTION

Explore the exceptional potential of this prime light industrial property in Concord, NC.

### PROPERTY HIGHLIGHTS

- Zoned I-1 for industrial use
- Pre-development Site Plan & Market Feasibility Study available
- Survey available upon request
- Suitable for warehouse and/or light industrial development
- 302+- ft. of road frontage and 566+- ft. width in back
- PIN#: 56117682720000
- Water and sewer availability on Davidson Hwy
- Owner will self-finance portion of price for approved buyer

### OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	4.79 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	183	777	2,943
Total Population	436	1,825	7,079
Average HH Income	\$76,057	\$73,016	\$71,184

**Peter Rieke**  
Commercial Broker, NC, SC  
704 575 1993

**Kirk Hanson**  
704 791 9469

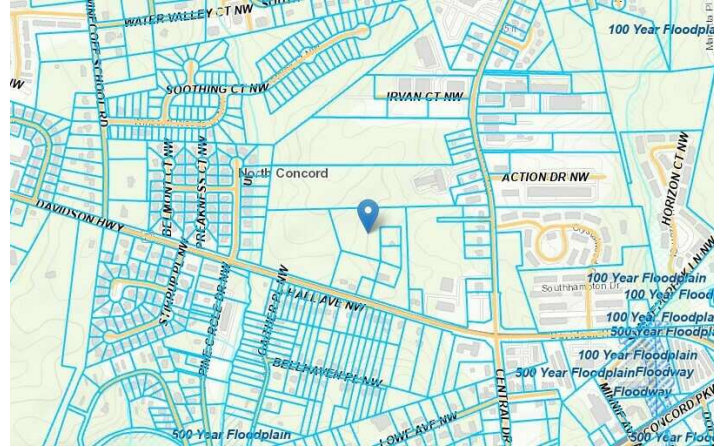


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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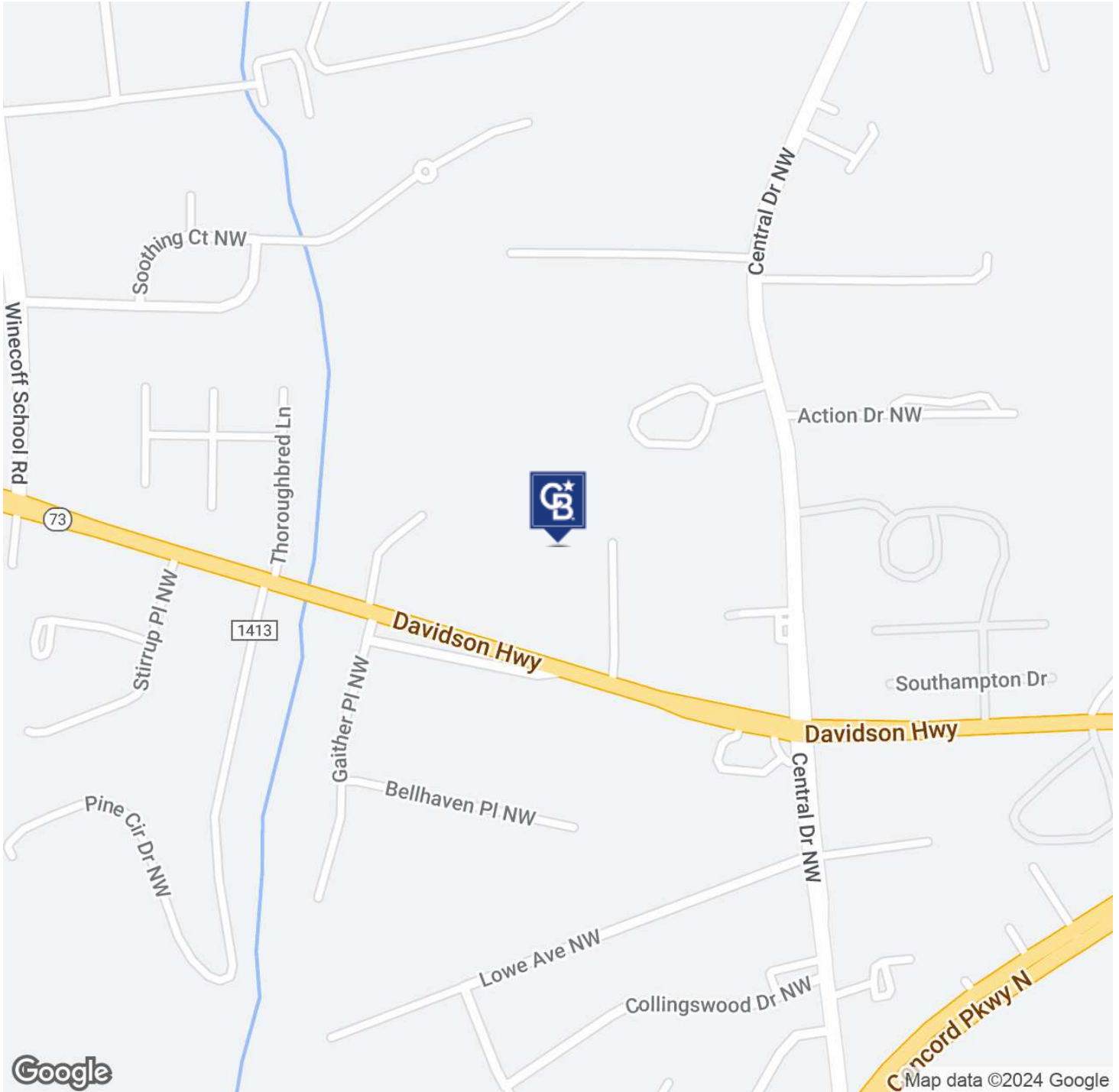


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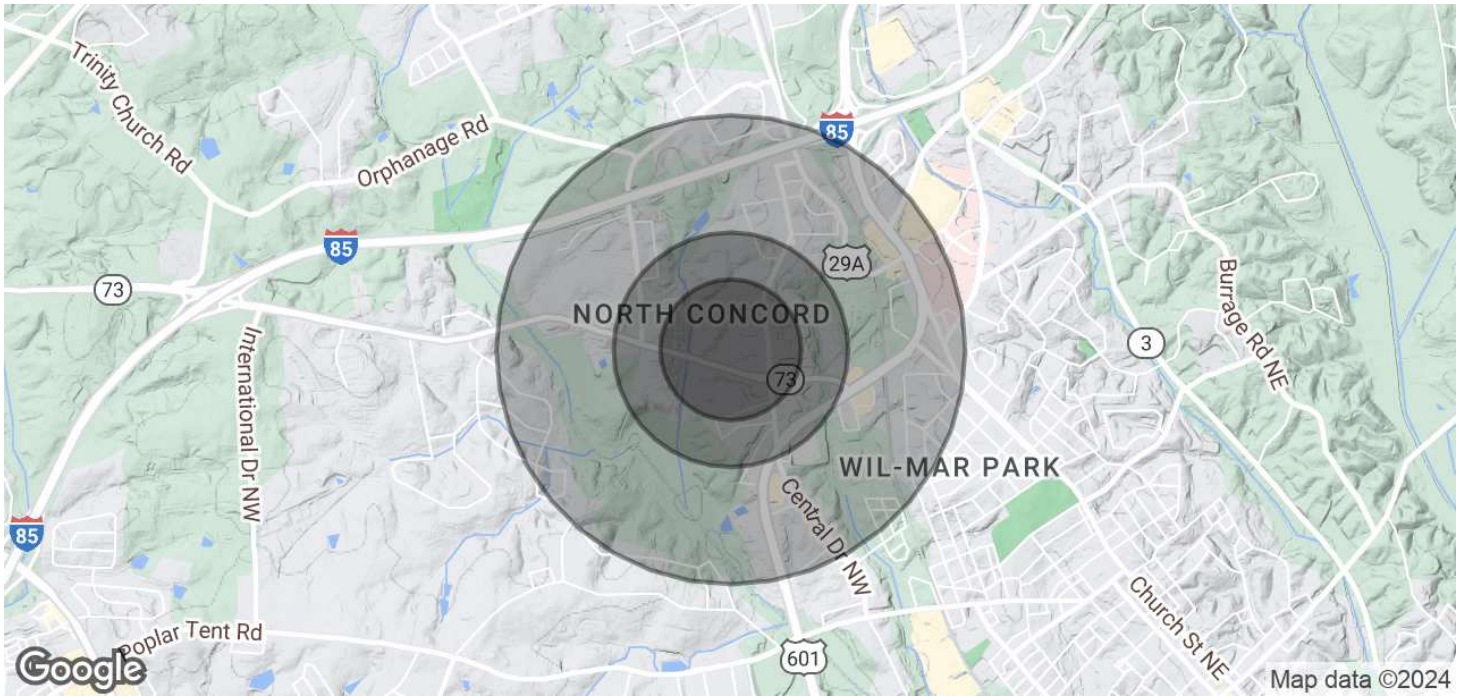


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	436	1,825	7,079
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	183	777	2,943
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$76,057	\$73,016	\$71,184
Average House Value	\$264,753	\$262,486	\$287,362

Demographics data derived from AlphaMap

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