

South Charlotte Flex

10420-10440 John Price Road, Charlotte NC 28273



Morgan Hamer

Broker in Charge

(704) 942-0983

Morgan@NewLeafBrokerage.com

Lic: 297378

Tom Mueller

Sr. Commercial Real Estate Broker

(304) 610-1173

Tom@NewLeafBrokerage.com



NEWLEAF

COMMERCIAL REAL ESTATE

THE SPACE

Location	10420-10440 John Price Road, Charlotte, NC, 28273
COUNTY	Mecklenburg
APN	20118115, 20116108, 20118114

HIGHLIGHTS

- Presenting 1,857 SF to 32,533 SF of Brand New Flex Space available for lease starting at \$14/SF NNN.
- Each space is Built to Suit.
- Property is conveniently located near I-77 and I-485.
- Building 1 features smaller suites, starting at 1,857 SF with drive-in doors.
- Building 2 has suites starting at 3,577 SF with a shared loading dock.
- Building 3 include suites with private loading docks starting at 3,577 SF.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,516	53,638	141,576



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,598	\$97,753	\$103,674



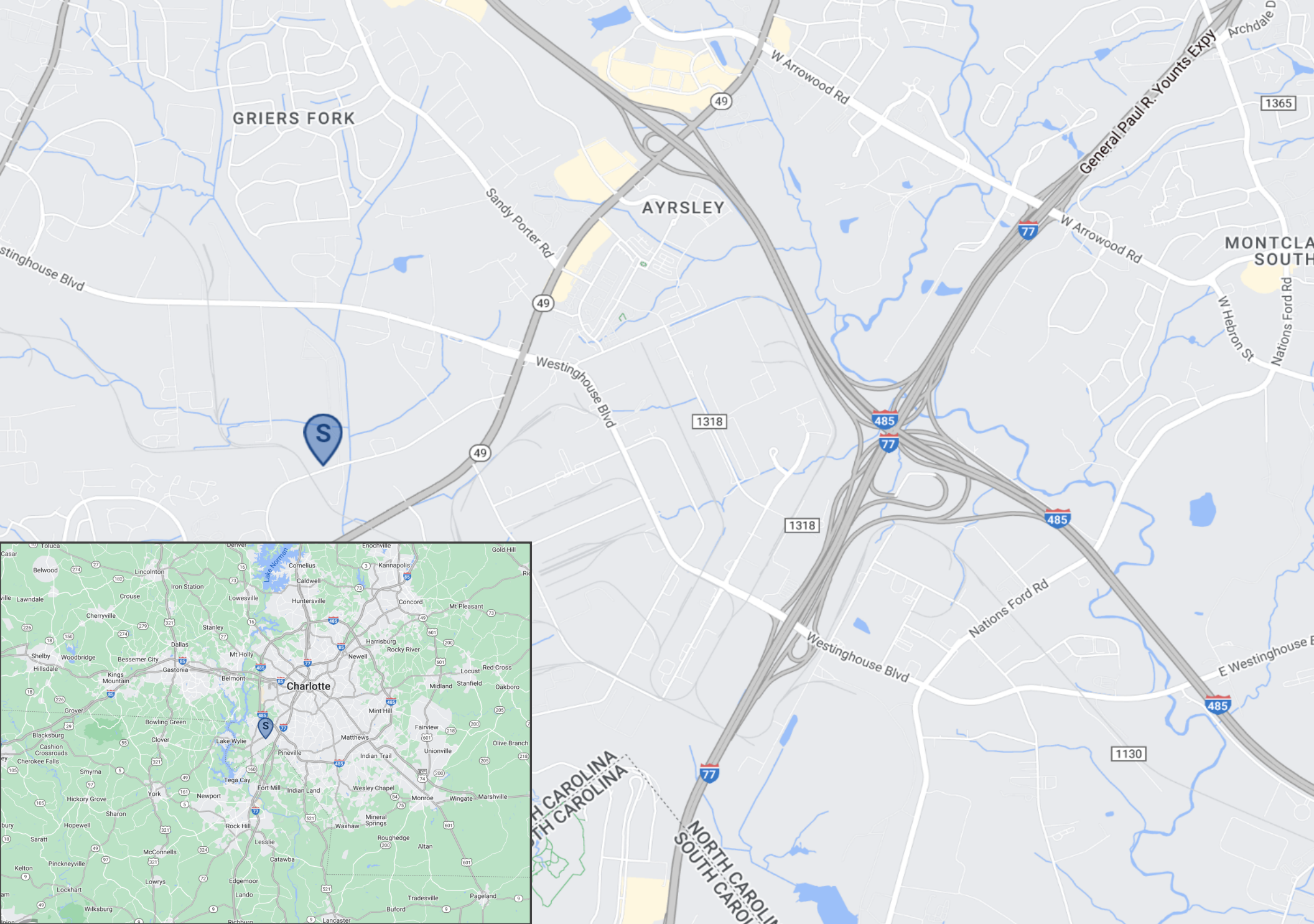
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,452	21,680	56,263

PROPERTY FEATURES

TOTAL TENANTS	-1
GLA (SF)	62,088
LAND ACRES	6.895
YEAR BUILT	2022
ZONING TYPE	I-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3



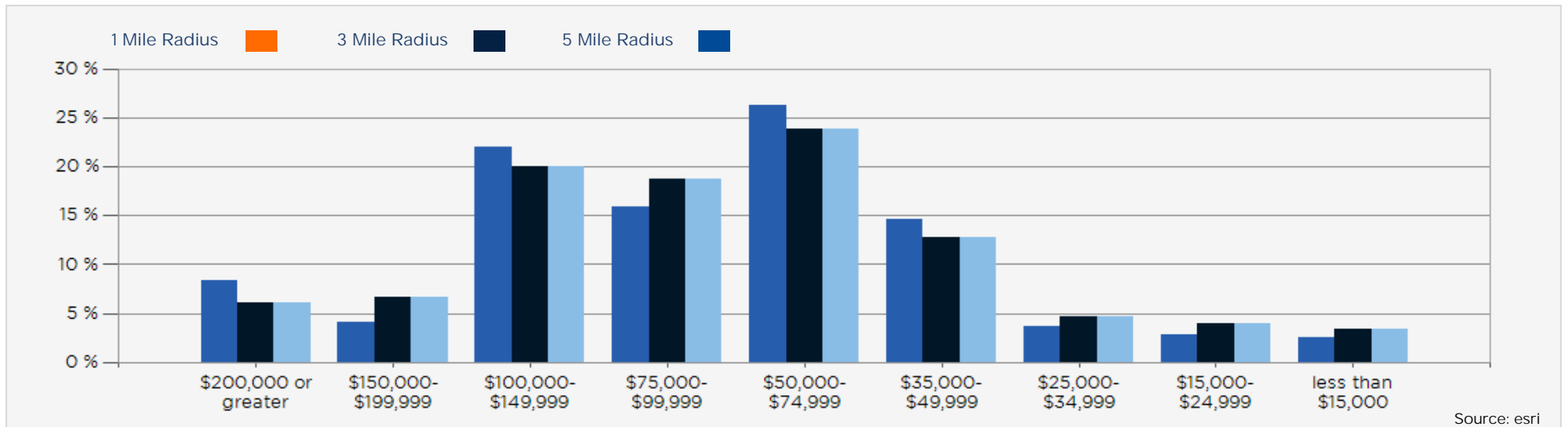


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,609	19,546	59,697
2010 Population	3,046	37,907	98,980
2022 Population	3,516	53,638	141,576
2027 Population	3,811	56,756	149,208
2022-2027: Population: Growth Rate	8.10 %	5.70 %	5.30 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	36	715	2,587
\$15,000-\$24,999	40	844	2,688
\$25,000-\$34,999	52	1,020	3,471
\$35,000-\$49,999	213	2,779	7,079
\$50,000-\$74,999	381	5,168	11,084
\$75,000-\$99,999	230	4,071	9,496
\$100,000-\$149,999	319	4,340	10,335
\$150,000-\$199,999	59	1,427	4,851
\$200,000 or greater	121	1,315	4,672
Median HH Income	\$75,274	\$76,367	\$77,386
Average HH Income	\$102,598	\$97,753	\$103,674

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,080	7,727	24,983
2010 Total Households	1,266	14,690	37,995
2022 Total Households	1,452	21,680	56,263
2027 Total Households	1,575	23,026	59,482
2022 Average Household Size	2.38	2.47	2.51
2000 Owner Occupied Housing	752	5,552	13,847
2000 Renter Occupied Housing	262	1,875	9,346
2022 Owner Occupied Housing	936	11,068	29,448
2022 Renter Occupied Housing	516	10,612	26,815
2022 Vacant Housing	87	1,408	3,900
2022 Total Housing	1,539	23,088	60,163
2027 Owner Occupied Housing	1,046	11,779	31,463
2027 Renter Occupied Housing	529	11,247	28,019
2027 Vacant Housing	112	1,838	4,933
2027 Total Housing	1,687	24,864	64,415
2022-2027: Households: Growth Rate	8.20 %	6.05 %	5.60 %

2022 Household Income



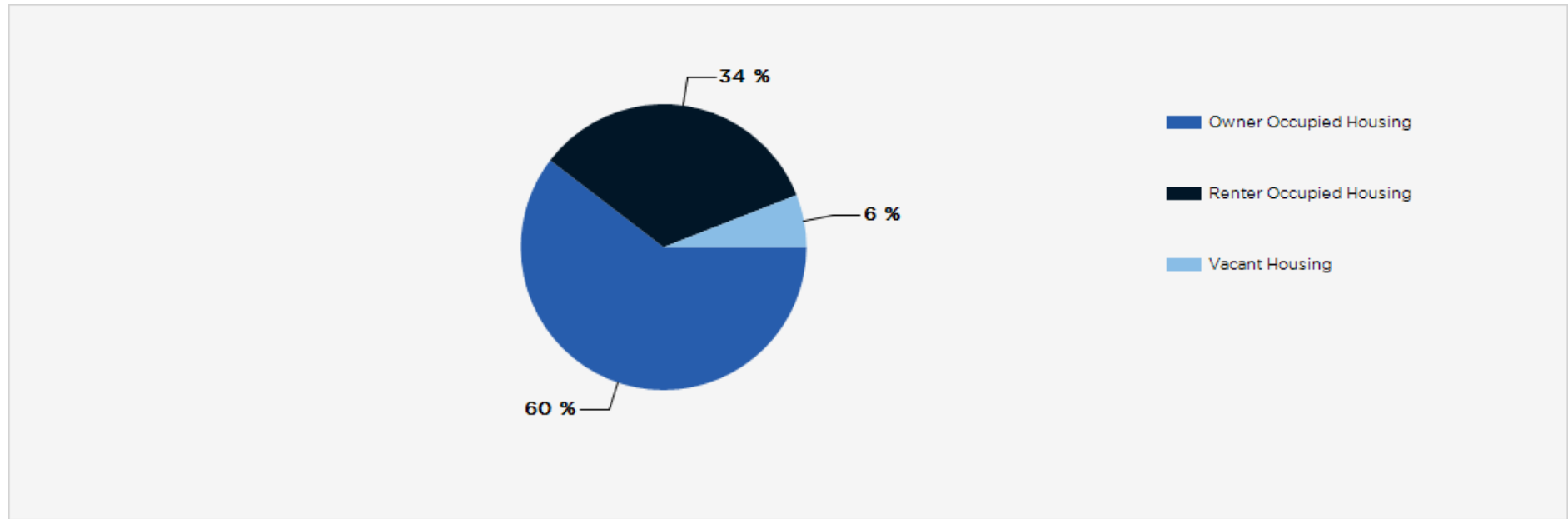
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	268	4,481	11,474
2022 Population Age 35-39	288	4,869	12,247
2022 Population Age 40-44	275	4,392	11,272
2022 Population Age 45-49	252	4,002	10,085
2022 Population Age 50-54	223	3,438	8,761
2022 Population Age 55-59	241	2,985	7,845
2022 Population Age 60-64	187	2,482	6,767
2022 Population Age 65-69	148	1,904	5,272
2022 Population Age 70-74	114	1,360	3,922
2022 Population Age 75-79	69	742	2,338
2022 Population Age 80-84	34	380	1,243
2022 Population Age 85+	33	290	990
2022 Population Age 18+	2,732	40,698	106,136
2022 Median Age	37	35	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,020	\$75,616	\$75,775
Average Household Income 25-34	\$97,265	\$94,072	\$94,769
Median Household Income 35-44	\$88,868	\$84,484	\$86,480
Average Household Income 35-44	\$123,064	\$109,795	\$114,407
Median Household Income 45-54	\$83,766	\$84,733	\$88,999
Average Household Income 45-54	\$112,736	\$109,027	\$118,722
Median Household Income 55-64	\$77,362	\$78,628	\$81,186
Average Household Income 55-64	\$101,043	\$98,712	\$112,533
Median Household Income 65-74	\$60,084	\$58,676	\$62,145
Average Household Income 65-74	\$85,531	\$78,230	\$89,472
Average Household Income 75+	\$59,205	\$57,262	\$67,349

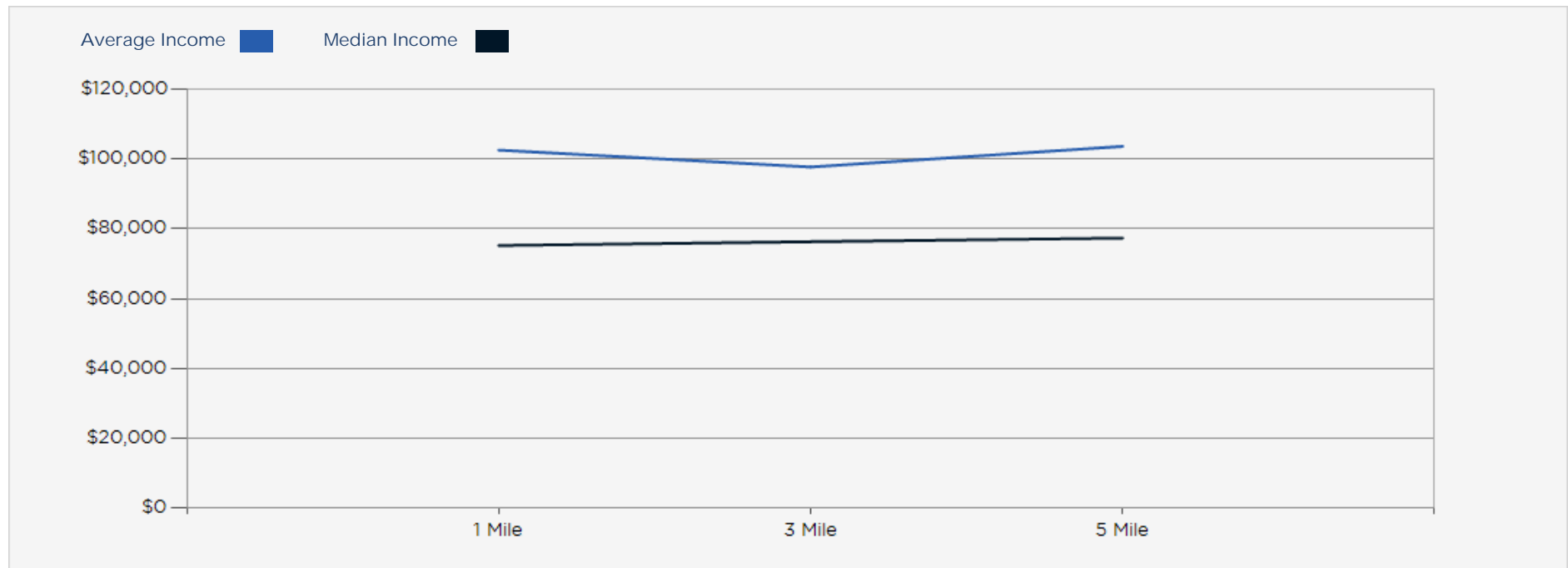
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	283	4,864	11,971
2027 Population Age 35-39	301	4,813	11,952
2027 Population Age 40-44	305	4,692	11,701
2027 Population Age 45-49	273	4,179	10,757
2027 Population Age 50-54	231	3,343	8,866
2027 Population Age 55-59	239	2,955	7,910
2027 Population Age 60-64	196	2,482	6,853
2027 Population Age 65-69	172	2,052	5,776
2027 Population Age 70-74	131	1,520	4,284
2027 Population Age 75-79	102	995	3,055
2027 Population Age 80-84	49	522	1,745
2027 Population Age 85+	42	359	1,188
2027 Population Age 18+	2,972	43,070	112,176
2027 Median Age	37	35	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,373	\$83,651	\$84,261
Average Household Income 25-34	\$115,705	\$112,446	\$112,673
Median Household Income 35-44	\$109,398	\$96,491	\$98,978
Average Household Income 35-44	\$152,753	\$131,020	\$135,244
Median Household Income 45-54	\$104,983	\$96,519	\$101,194
Average Household Income 45-54	\$137,264	\$130,020	\$137,637
Median Household Income 55-64	\$100,801	\$88,582	\$92,556
Average Household Income 55-64	\$122,159	\$117,965	\$129,333
Median Household Income 65-74	\$72,286	\$70,243	\$76,195
Average Household Income 65-74	\$111,497	\$97,952	\$107,651
Average Household Income 75+	\$72,707	\$71,252	\$82,867

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



South Charlotte Flex

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NewLeaf Commercial Real Estate and it should not be made available to any other person or entity without the written consent of NewLeaf Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to NewLeaf Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. NewLeaf Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, NewLeaf Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has NewLeaf Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Morgan Hamer

Broker in Charge

(704) 942-0983

Morgan@NewLeafBrokerage.com

Lic: 297378

Tom Mueller

Sr. Commercial Real Estate Broker

(304) 610-1173

Tom@NewLeafBrokerage.com



NEWLEAF

COMMERCIAL REAL ESTATE