

LEASE

INDIAN TRAIL INDUSTRIAL SPACE FOR LEASE

5520 Cannon Dr. Suite 102 Monroe, NC 28110



PROPERTY DESCRIPTION

Great location near Hwy 74, Monroe Expressway and Hwy 485. In industrail park.

PROPERTY HIGHLIGHTS

- Total of 2,450 sf
- 1450 sf of warehouse space, 500 sf office space downstairs, 500 sf conference room upstairs
- One bathroom
- One dock bay door
- 20 ft. high ceiling in warehouse
- Conference room on 2nd floor
- Window decals allowed in all windows
- Tenant pays for electricity, gas and internet - NO TICAM
- 3-5 year lease requested

OFFERING SUMMARY

Lease Rate:	\$2,960.00 per month (MG)
Available SF:	2,450 SF
Building Size:	12,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	332	1,504	3,669
Total Population	898	4,156	10,450
Average HH Income	\$105,482	\$106,453	\$99,771

Peter Rieke
(704) 575-1993

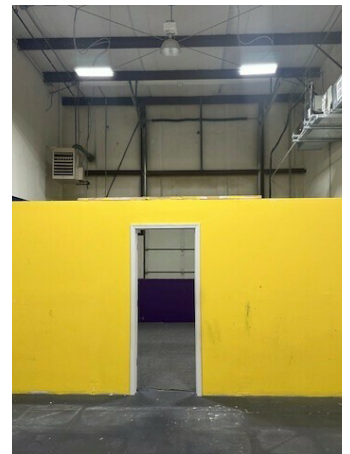
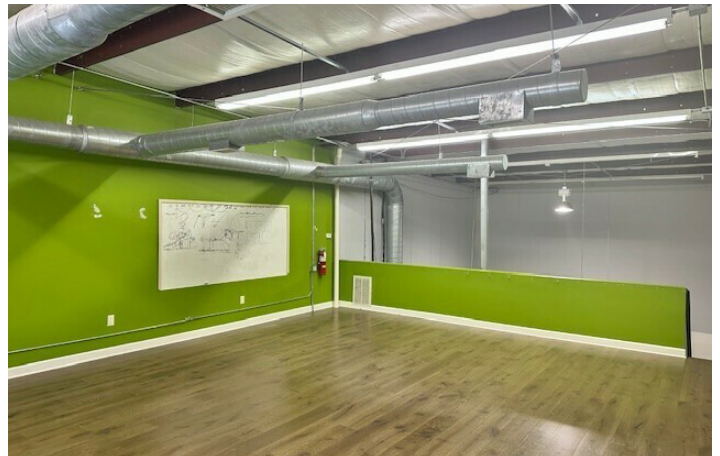
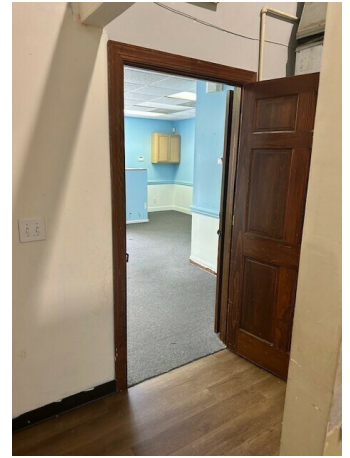
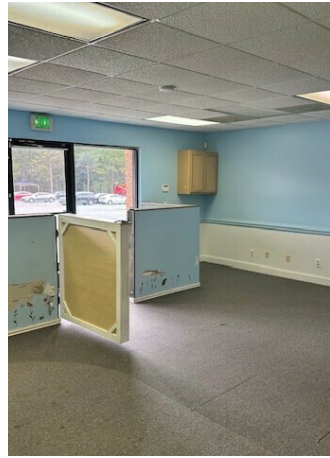
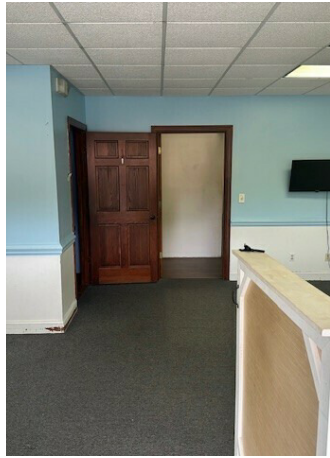


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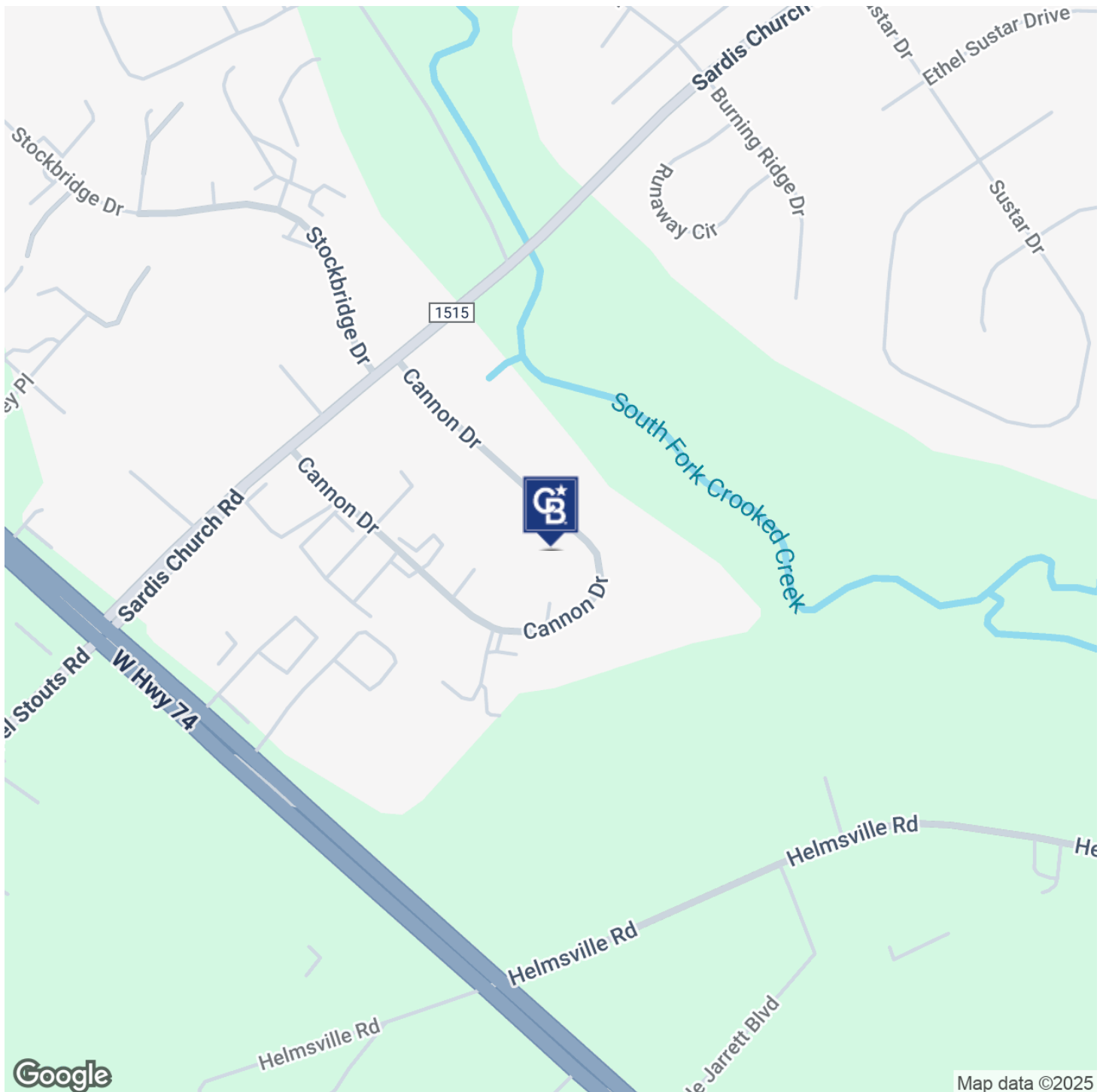


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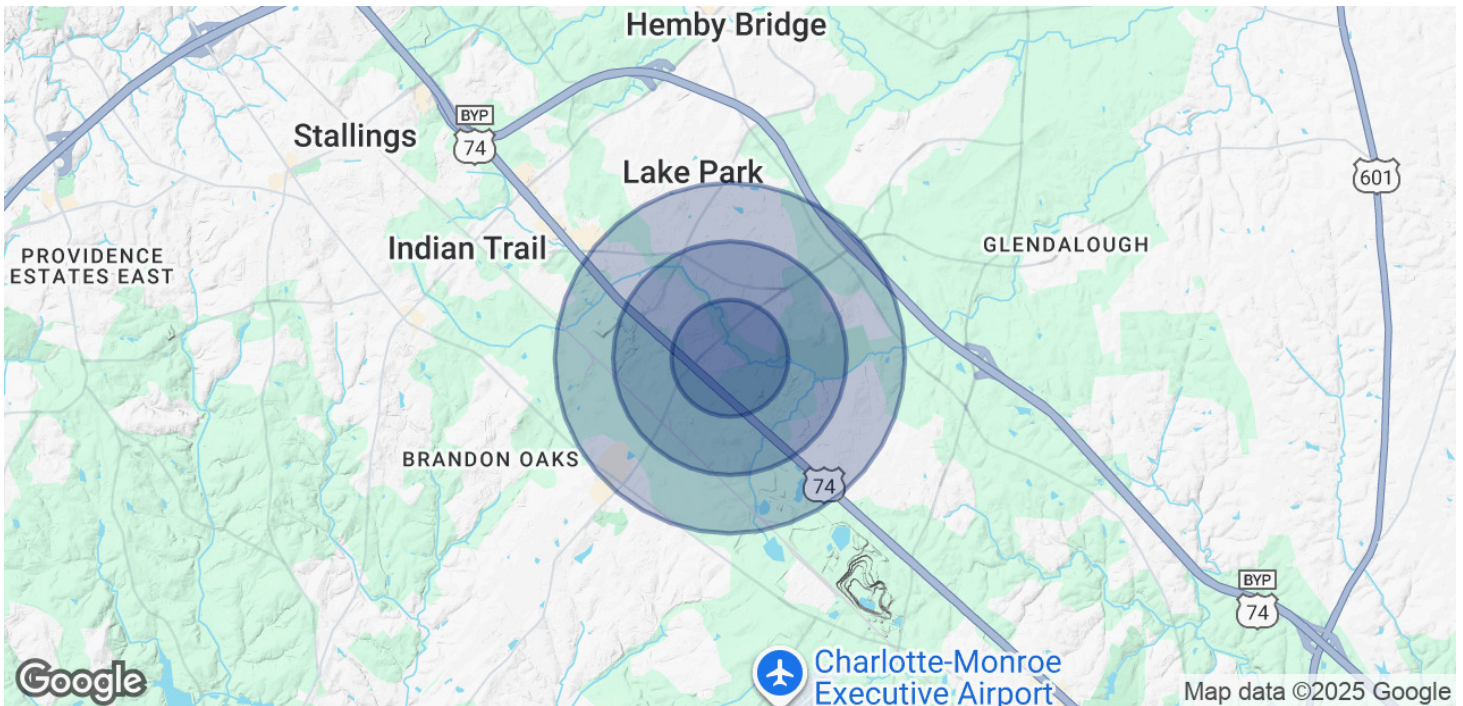


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	898	4,156	10,450
Average Age	34.3	34.1	34.2
Average Age (Male)	35.5	33.4	32.6
Average Age (Female)	33.3	34.2	34.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	332	1,504	3,669
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$105,482	\$106,453	\$99,771
Average House Value	\$202,535	\$199,213	\$204,959

* Demographic data derived from 2020 ACS - US Census

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