

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 industrial 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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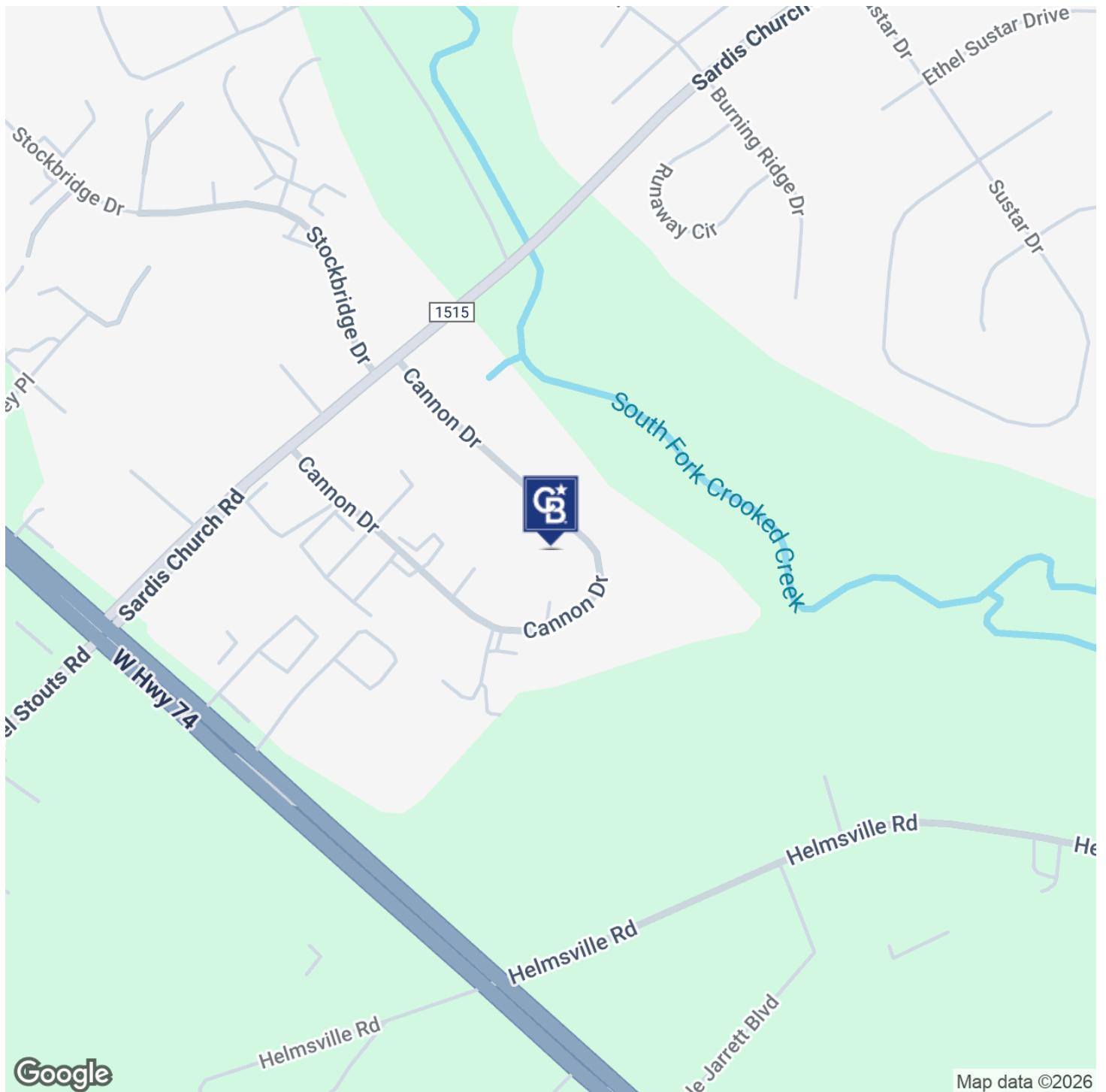


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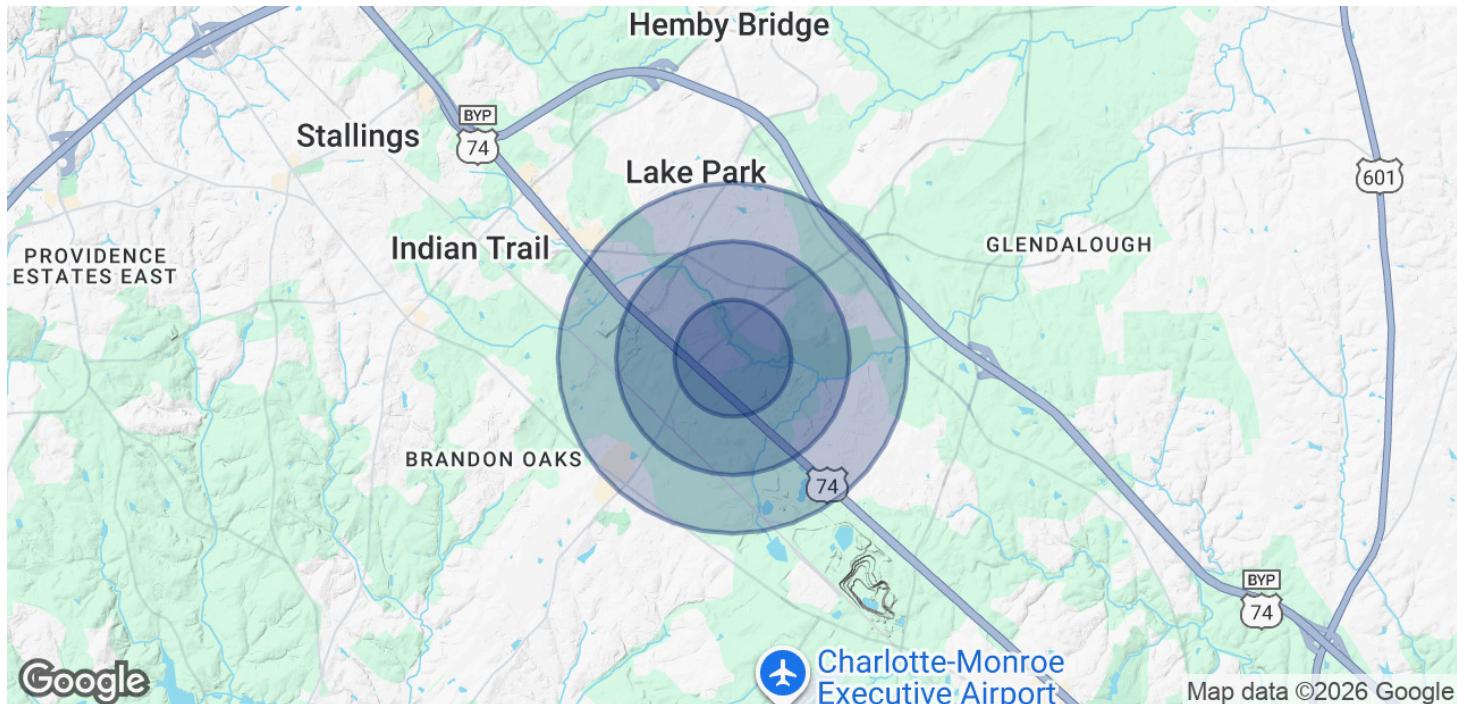


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POPULATION

| | 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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