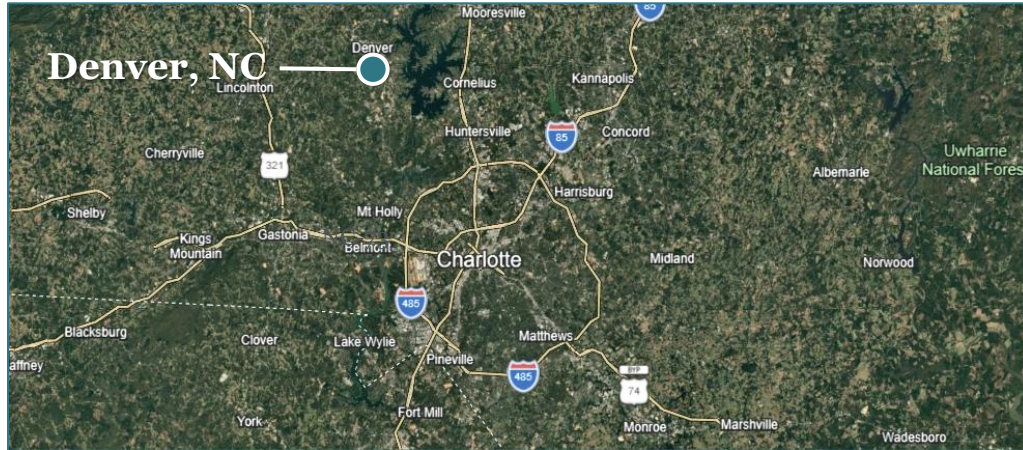


Flex/IOS Conversion - Denver, NC

REGIONAL CONTEXT



SITE AERIAL



LOCATION MERITS

- **Northwest of Charlotte** via the NC-16 corridor, with NC-73 connecting east to I-77 and I-485.
- **NC-16 is the primary north–south route** serving Denver and eastern Lincoln County.
- **Lake Norman growth** continues to push residential and commercial development to the lake's west side. Denver sits in the heart of eastern Lincoln County which has experienced 33% population growth in the last decade.
- **Contractor demand** from homebuilding, site work, and commercial construction across the corridor.

2836 Hagers Ct, Denver, NC 28037

Existing Piedmont Capital-owned self-storage site

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EXISTING



PROPOSED



Building 1

Converted to office and dealership

Buildings 2 & 3

Demolished to clear site for equipment parking

Site

Opened for equipment yard, staging, truck circulation, or additional facilities.

Flex/IOS Conversion - Denver, NC

Monument Signage Conversion on Highway 16



Flex/IOS Conversion - Denver, NC

Site and Signage Location



Proposed Lease Structure

PROPOSED TERMS

Site Area	7.8 acres
Leasable Area	14,000 – 36,000sf
Lease Type	Absolute Ground Lease
Base Rent	Negotiable
Renewal Options	5 x 5 years
Landlord Work	As-is
Improvement Allowance	Negotiable
Initial Term	Negotiable
Escalations	Negotiable
Delivery	Est. Q3 2027



William Hodges

william@piedmontcapitalre.com | 980.939.4367