

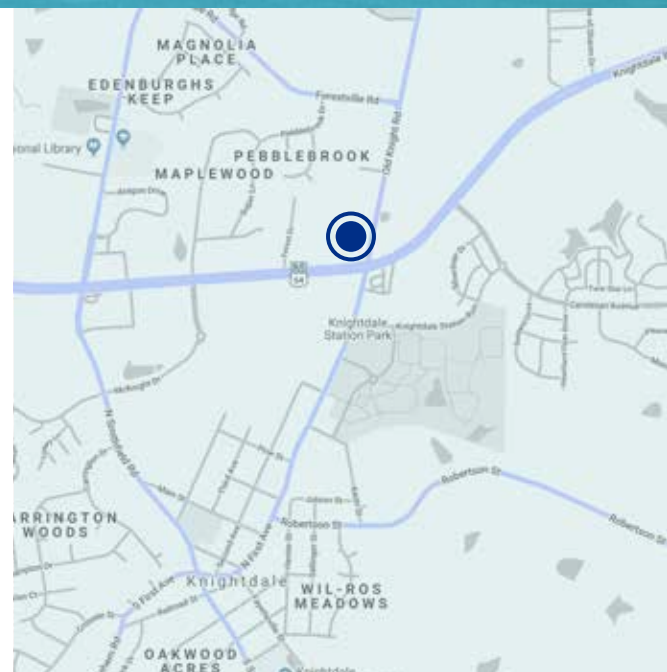
## OFFICE/FLEX SPACE FOR LEASE

**KNIGHTDALE  
BUSINESS CENTER**  
861 OLD KNIGHT RD  
KNIGHTDALE, NC 27545



### PROPERTY DESCRIPTION

- Knightdale flex space for lease
- Brick facade, reflective glass
- 200-amp, three-phase power in each bay
- Uses include personal service, office with storage, service-based businesses, and retail
- Great visibility from Hwy 64
- Directly behind Bojangles
- Suite 107: 1,800 SF available

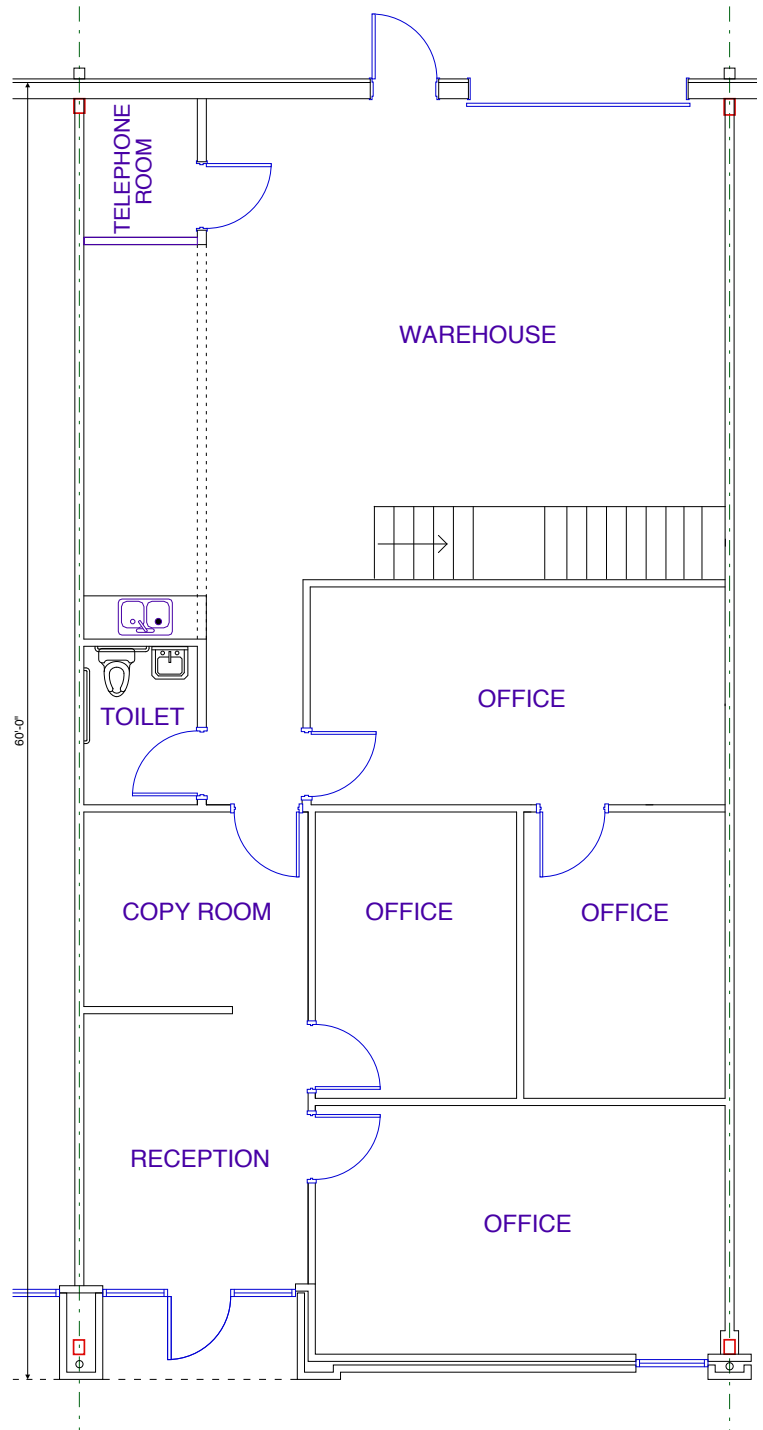


### AVAILABILITY

- Suite 107: 1,800 SF
- 60% office
- 40% warehouse

### LEASE RATE

- \$10.00/SF, NNN
- TICAM: \$2.57/SF



### DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
<b>POPULATION</b>		
3,280	21,846	62,013
<b>AVERAGE HOUSEHOLD INCOME</b>		
\$66,217	\$74,183	\$79,844

### DAN MCCLOY

dmccloy@trademarkproperties.com  
919.227.5524 direct 919.270.9587 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.