

LEASE

PRIME INDUSTRIAL SPACE

8812 Wilkinson Boulevard Charlotte, NC 28214



PROPERTY DESCRIPTION

Industrial warehouse space on busy Wilkinson Blvd. 3 phase warehouse space is heated and cooled with R-410 units. Direct frontage on Wilkinson Blvd allows for signage and ease of access. Location will only increase in value as there are future plans for Silver LYNX light rail. PLEASE DO NOT STEP ON PROPERTY WITH OUT EXPRESS PERMISSION.

PROPERTY HIGHLIGHTS

- 2 - Buildings totaling 5,860 SF
- ML-1 Zoning (Light Industrial)
- Traffic Volume Approximately 23,000
- 2 - Restrooms
- 1 - 10' Grade Level Door , 1 - 8' Dock Door
- 1 - Loading Bay
- 3 Phase Electric
- Heated/Cooled
- Completely Fenced in
- 8 - Parking Spots, 1 - Handicap
- Parcel ID - 053-211-09

OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (NNN)
Available SF:	5,860 SF
Building Size:	5,860 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	568	7,880	30,124
Total Population	1,439	21,375	79,457
Average HH Income	\$91,222	\$74,847	\$70,635

Ryan Pilsy
980 339 9174

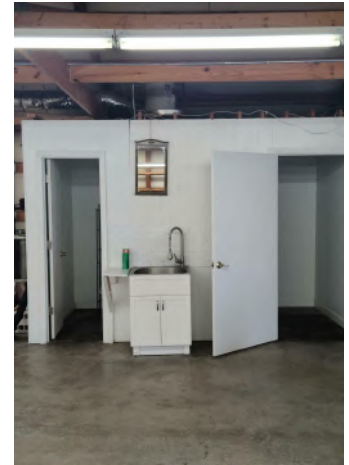


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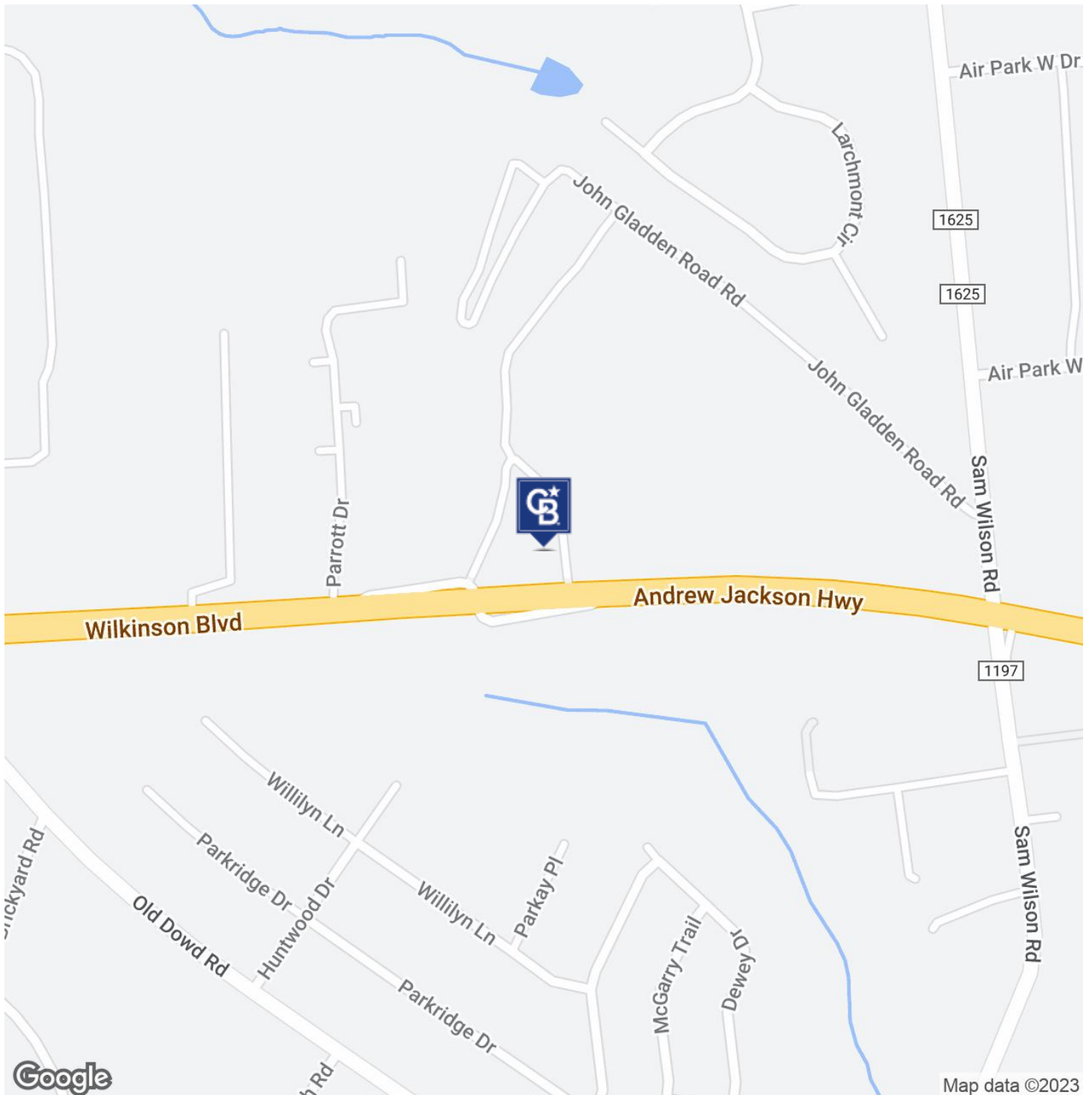


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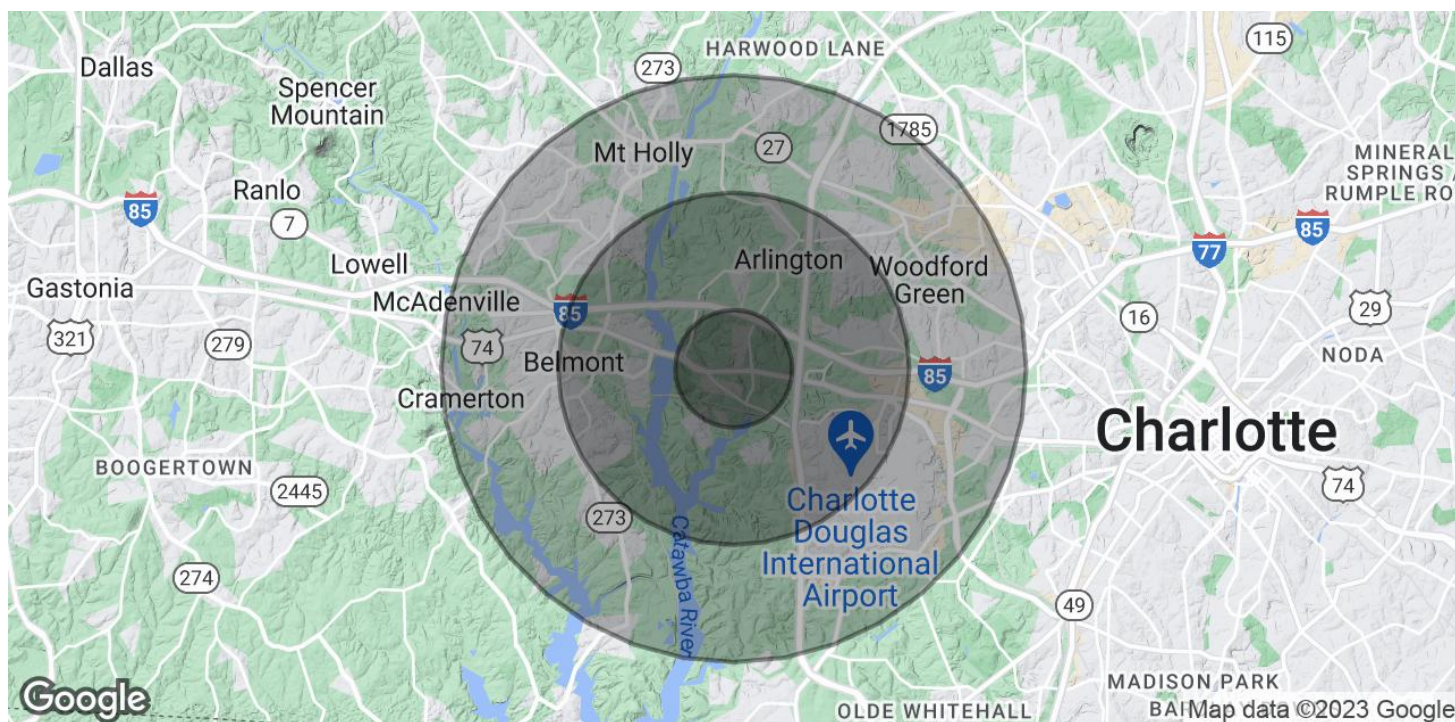


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,439	21,375	79,457
Average Age	37.6	35.8	35.7
Average Age (Male)	35.2	34.9	34.6
Average Age (Female)	43.3	37.9	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	568	7,880	30,124
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$91,222	\$74,847	\$70,635
Average House Value	\$229,142	\$205,994	\$171,644

* Demographic data derived from 2020 ACS - US Census

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