

360 CANE CREEK RD




OFFICE BUILDING FOR SALE

FLETCHER, NC 28732

Presented By

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DEWEY PROPERTY ADVISORS

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EXECUTIVE SUMMARY



Sale Price

\$499,000

PROPERTY OVERVIEW

Professional office in Fletcher, NC. 1,980 SF office on main floor (2 half bath & 1 full bath) with full, heated basement (1 half bath, 1 office and storage with rollup) for a total of 3,960 sf. Fletcher zoning (M-1).
For user or investor. Current business is relocating.
DO NOT DISTURB OCCUPANTS!

OFFERING SUMMARY

Building Size:	3,960 SF
Lot Size:	0.66 Acres
Price / SF:	\$126.01
Year Built:	1975
Zoning:	M-1

PROPERTY HIGHLIGHTS

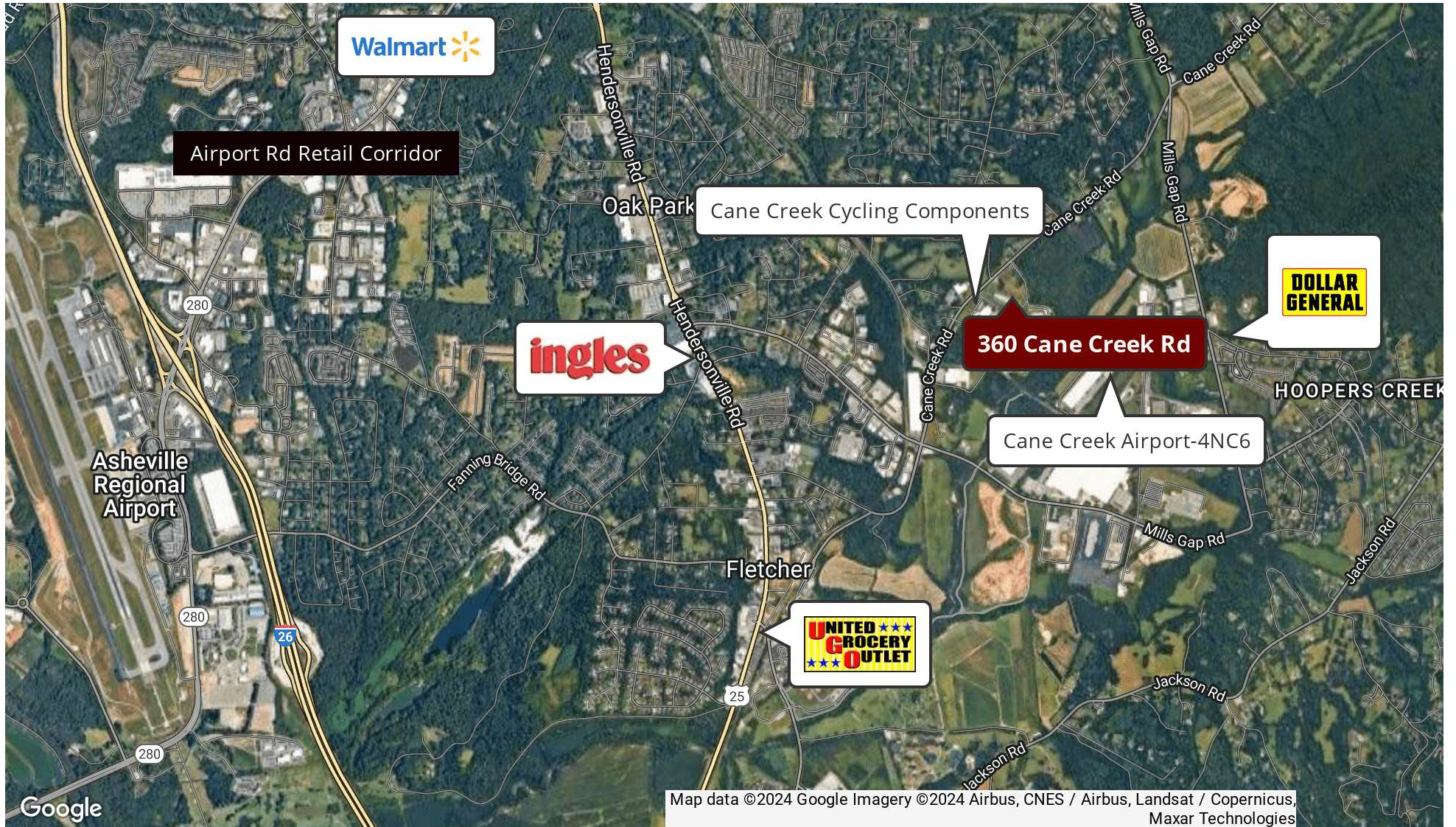
- Multiple individual offices
- Conference Room & Kitchen
- 3 Bathrooms
- Abundant basement storage
- Great laydown site potential or equipment storage
- Public Water & on Septic System




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AREA MAP

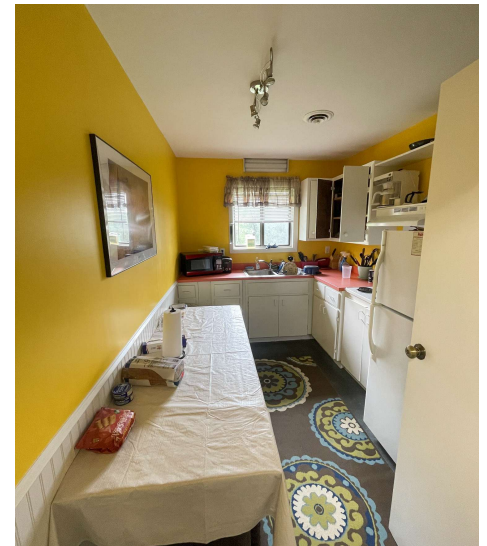
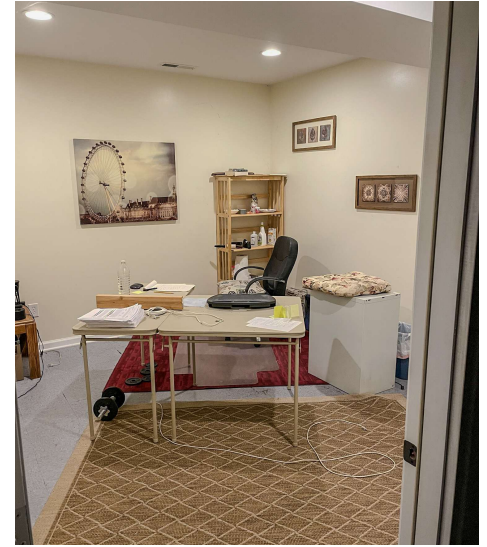
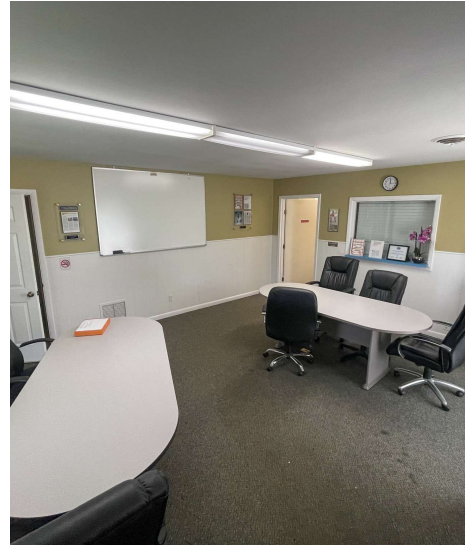


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OFFICE INTERIOR



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GIS AERIAL



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EXTERIOR & BASEMENT



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DEMOGRAPHICS MAP & REPORT

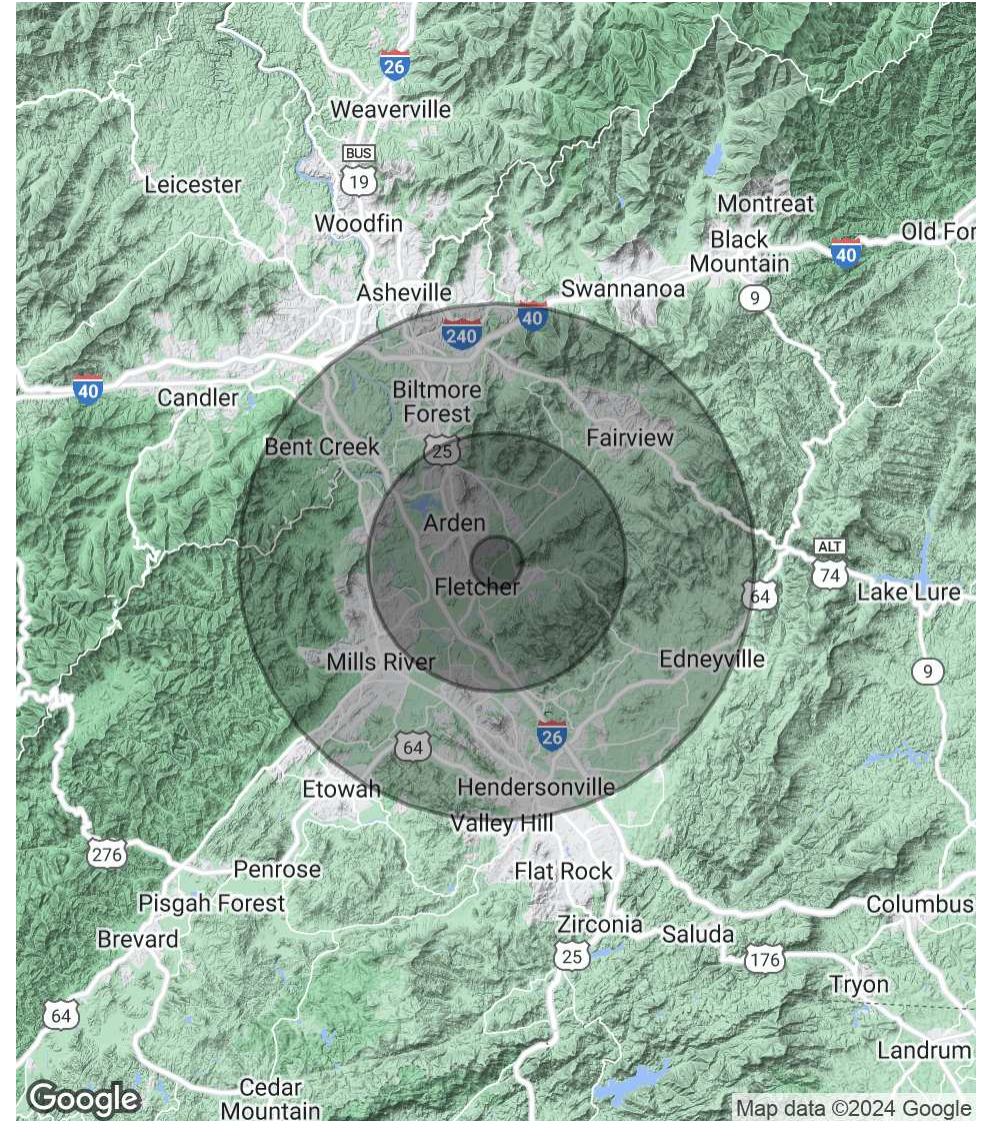
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,423	48,087	153,705
Average Age	45.0	44.5	44.8
Average Age (Male)	43.2	43.5	43.1
Average Age (Female)	47.8	45.4	46.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,460	23,257	75,594
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$75,549	\$71,717	\$68,929
Average House Value	\$229,709	\$270,591	\$265,805

2020 American Community Survey (ACS)



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