

INDUSTRIAL PROPERTY FOR LEASE

2205 GAITHER CT

2205 Gaither Ct | Archdale, NC 27263



GRAHAM STOREY
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COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Functional Warehouse Space in Archdale, NC

The building is two suites. The front suite is leased. The rear suite is available

The rear suite is 6,568 SF, has one drive in door and is wide open warehouse. There is no restroom in this suite.

PROPERTY HIGHLIGHTS

- One drive in door
- Ample paved parking
- Proximity to major transportation routes
- Well-maintained property

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	2
Available SF:	6,568 SF
Lot Size:	1.52 acres
Total Building Size:	17,478 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	148	706
Total Population	46	352	1,703
Average HH Income	\$68,983	\$69,932	\$74,886

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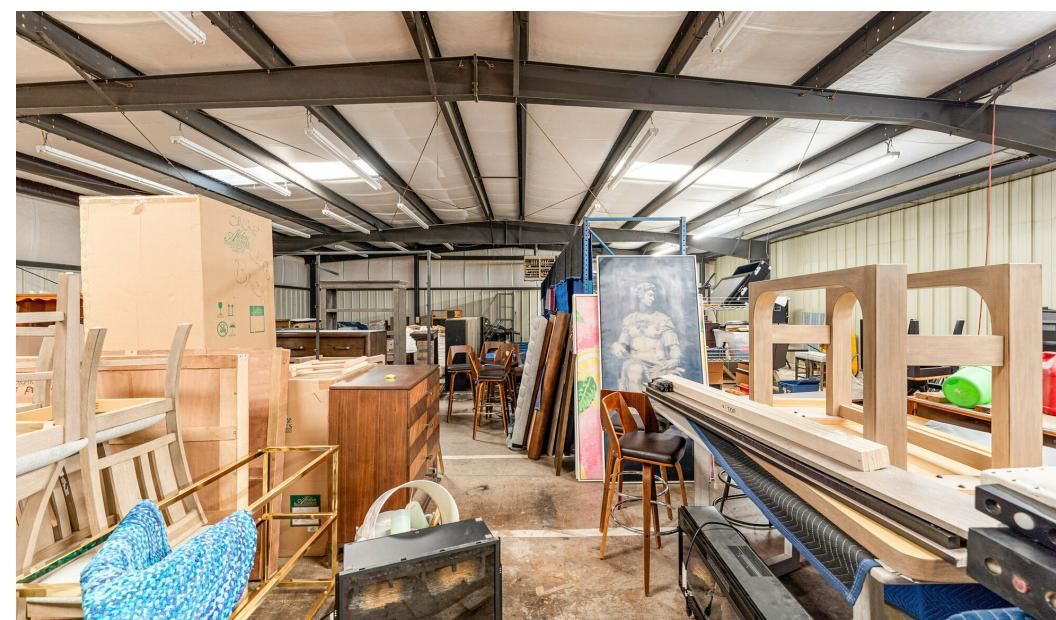
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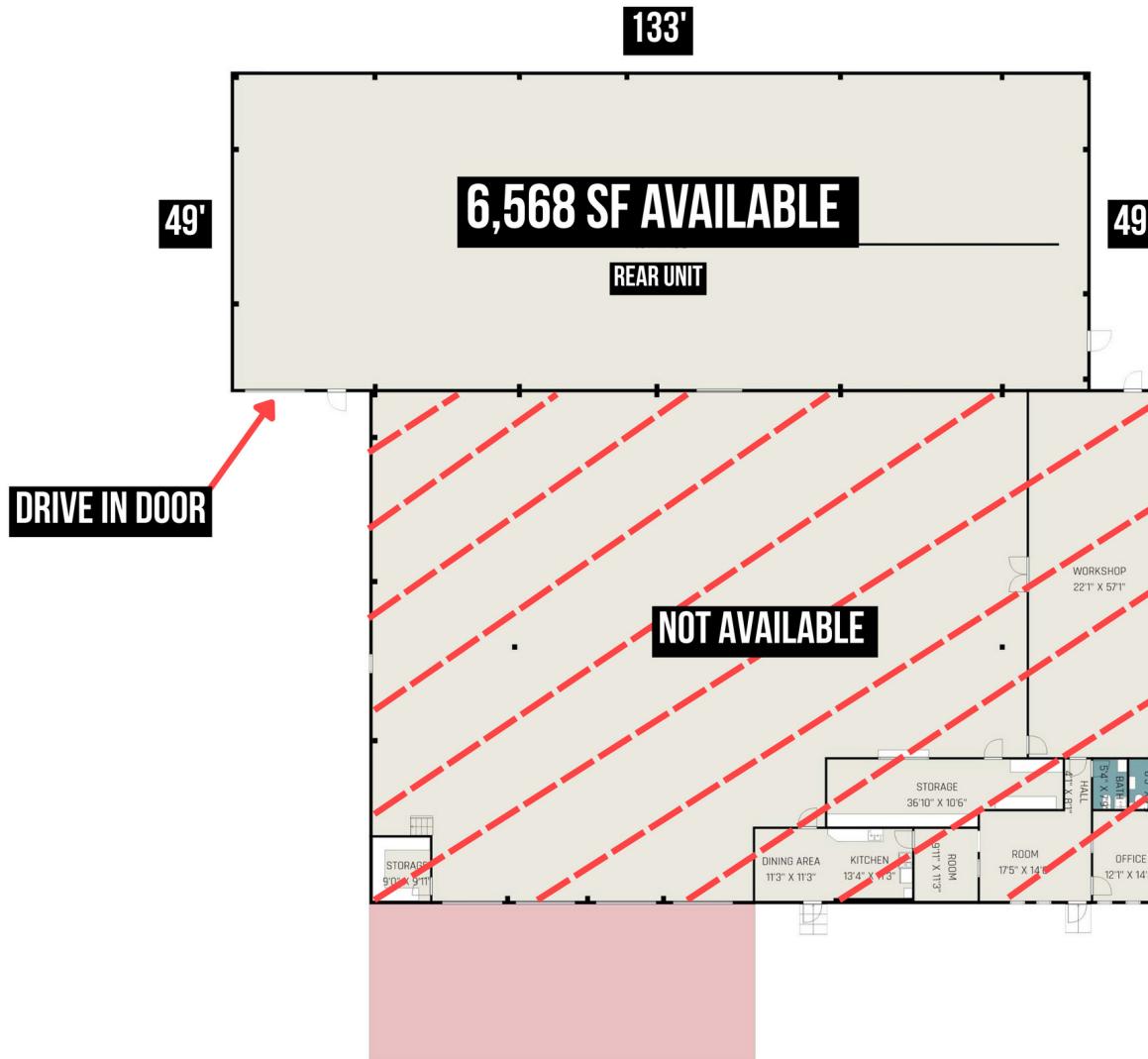
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INDUSTRIAL PROPERTY FOR LEASE

2205 GAITHER COURT



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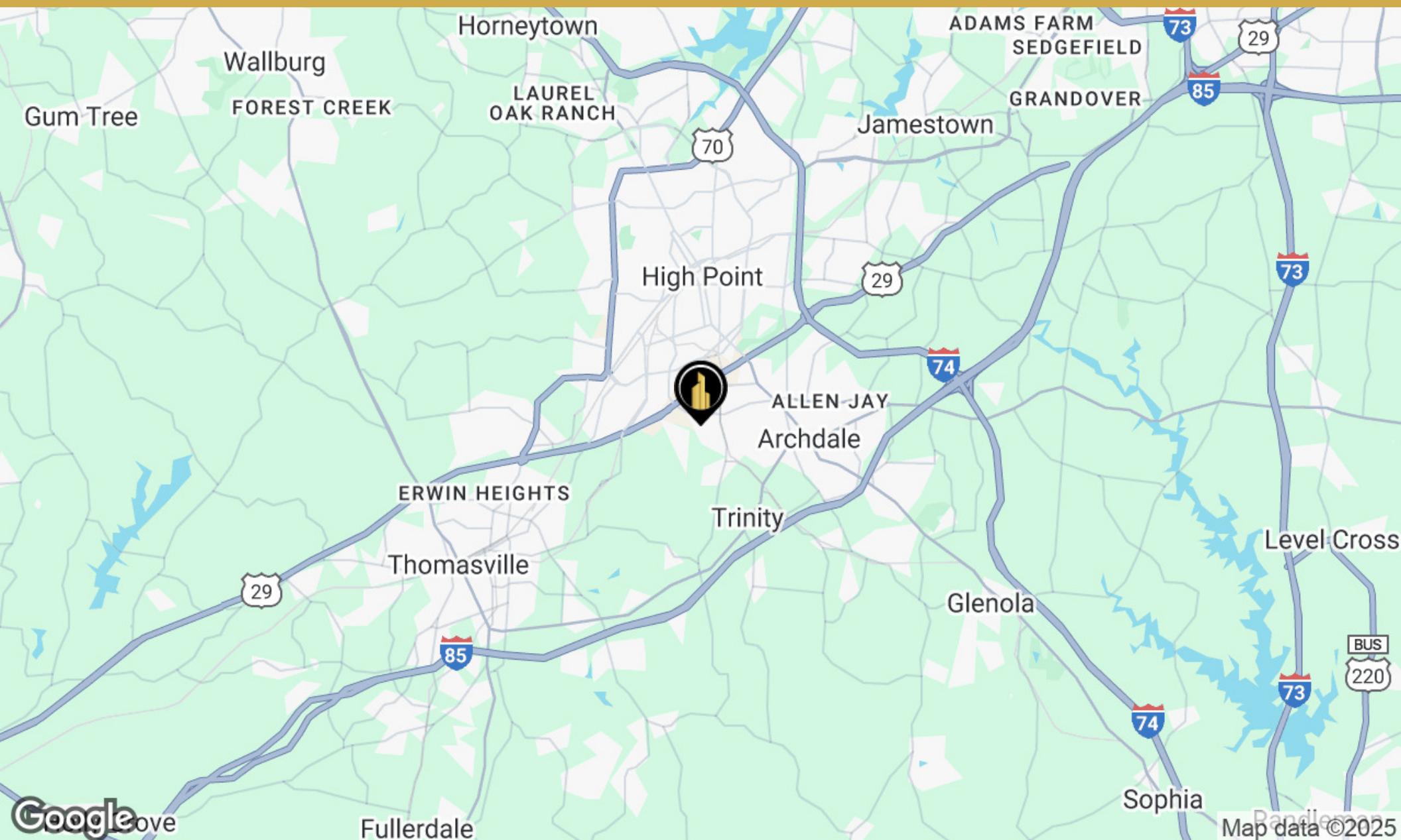
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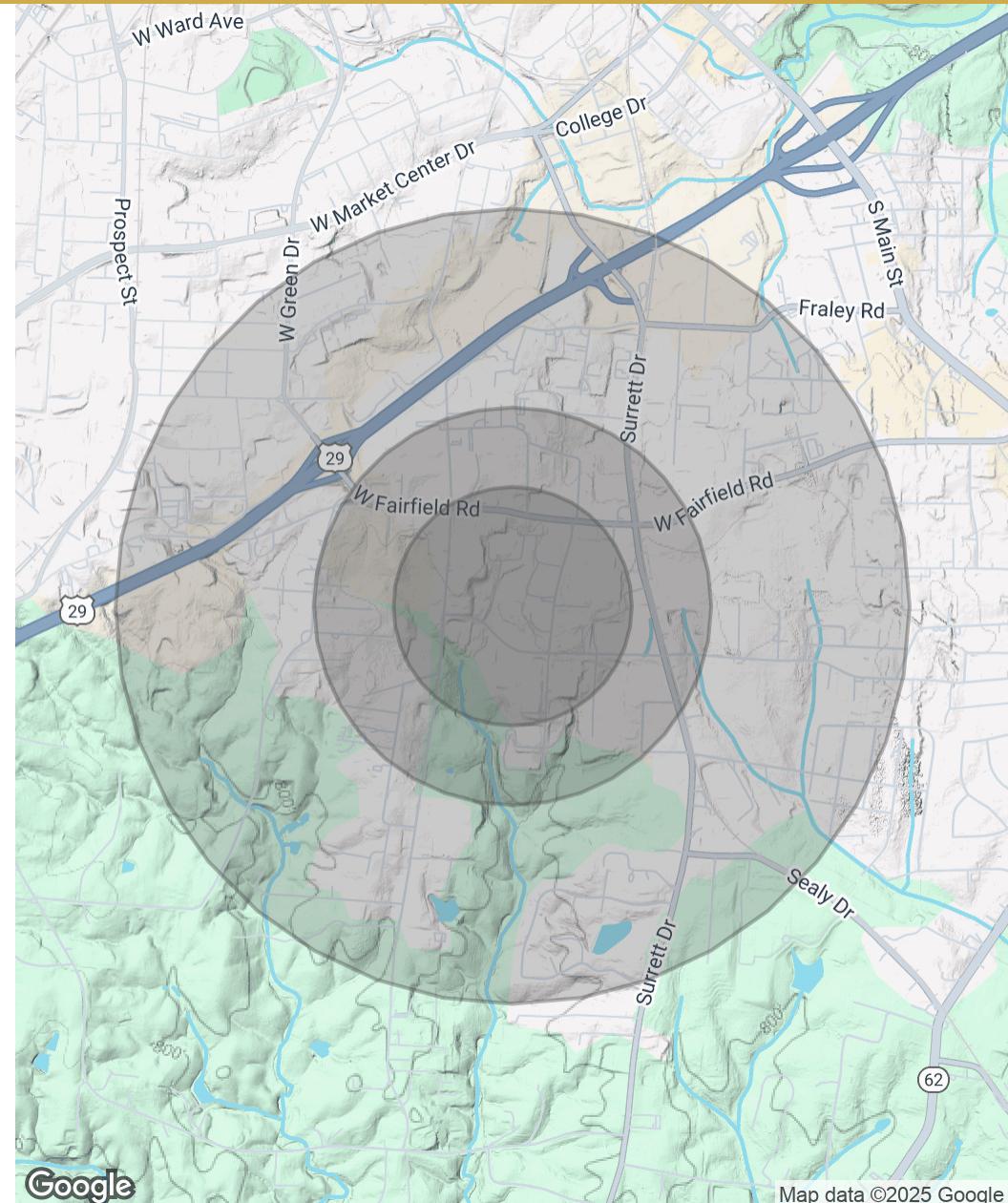
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	46	352	1,703
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	148	706
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,983	\$69,932	\$74,886
Average House Value	\$181,063	\$182,796	\$197,907

Demographics data derived from AlphaMap



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