

For Lease

Office/Industrial



370 Airport Road

Arden, North Carolina 28704

Property Highlights

- 7,595 SF Class "B" office space
- 4,405 SF Warehouse space - fully conditioned
- 24 Foot ceilings
- 2 - 10 x 12 Dock doors
- 1- 10 x 10 Drive-in door

Property Description

Location, Location! 12,000/SF office/warehouse in killer location on Airport Road at entrance to Southridge Shopping Center with Lowe's, Target etc. Owner will consider purchase. At signalized intersection.

OFFERING SUMMARY

Available SF	
Lease Rate	\$13.25 per SF (NNN)
Lot Size	0.99 Acres
Building Size	12,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,433	\$49,558
5 Miles	46,124	\$69,743
10 Miles	156,729	\$63,772

For more information

Robin Boylan, CCIM, SIOR

O: 828 777 0714

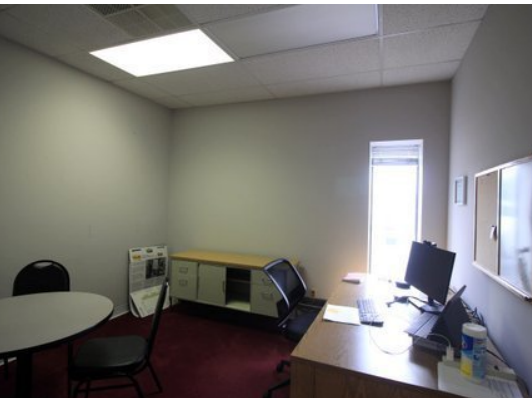
rab@naibevely-hanks.com



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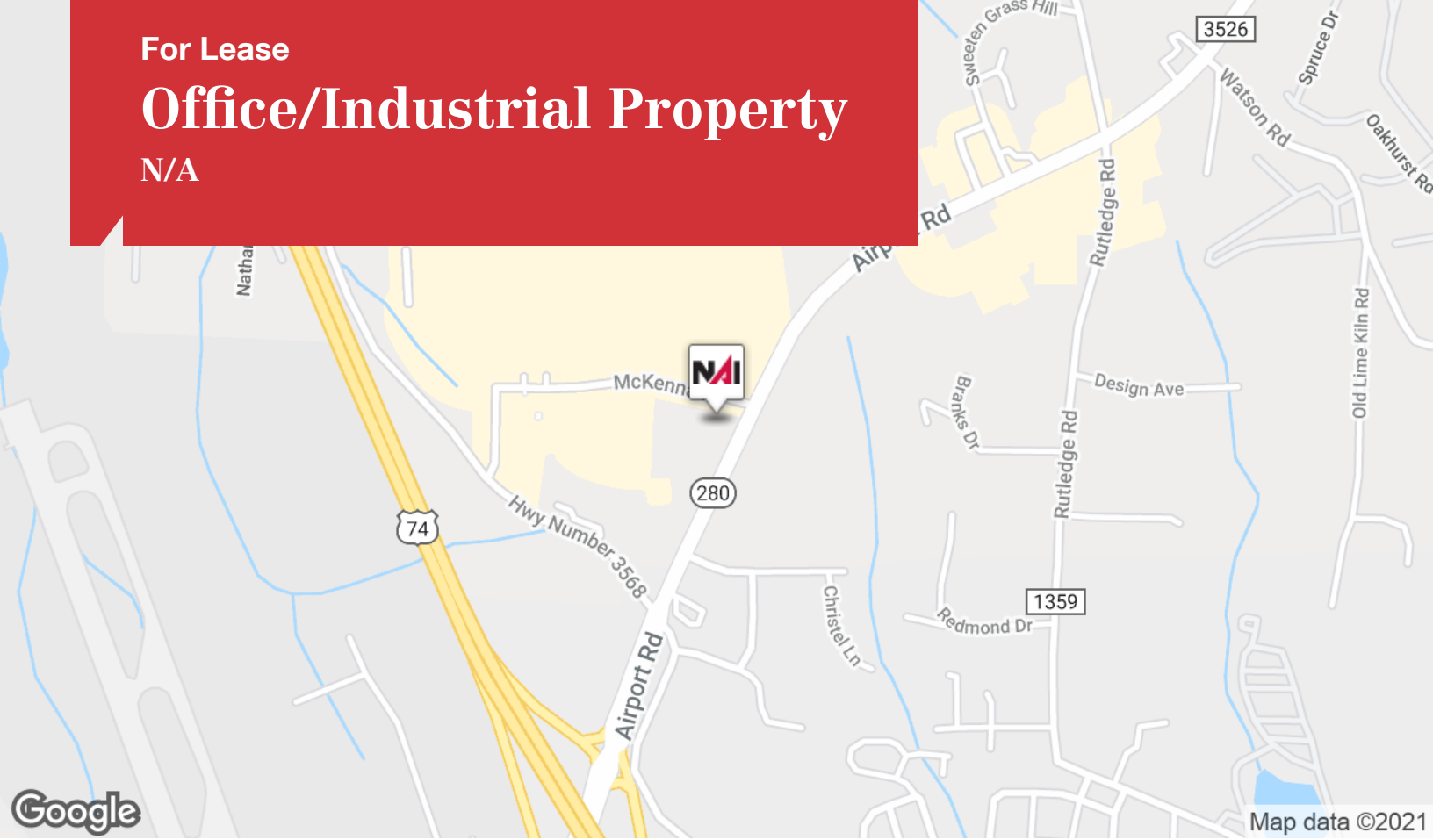
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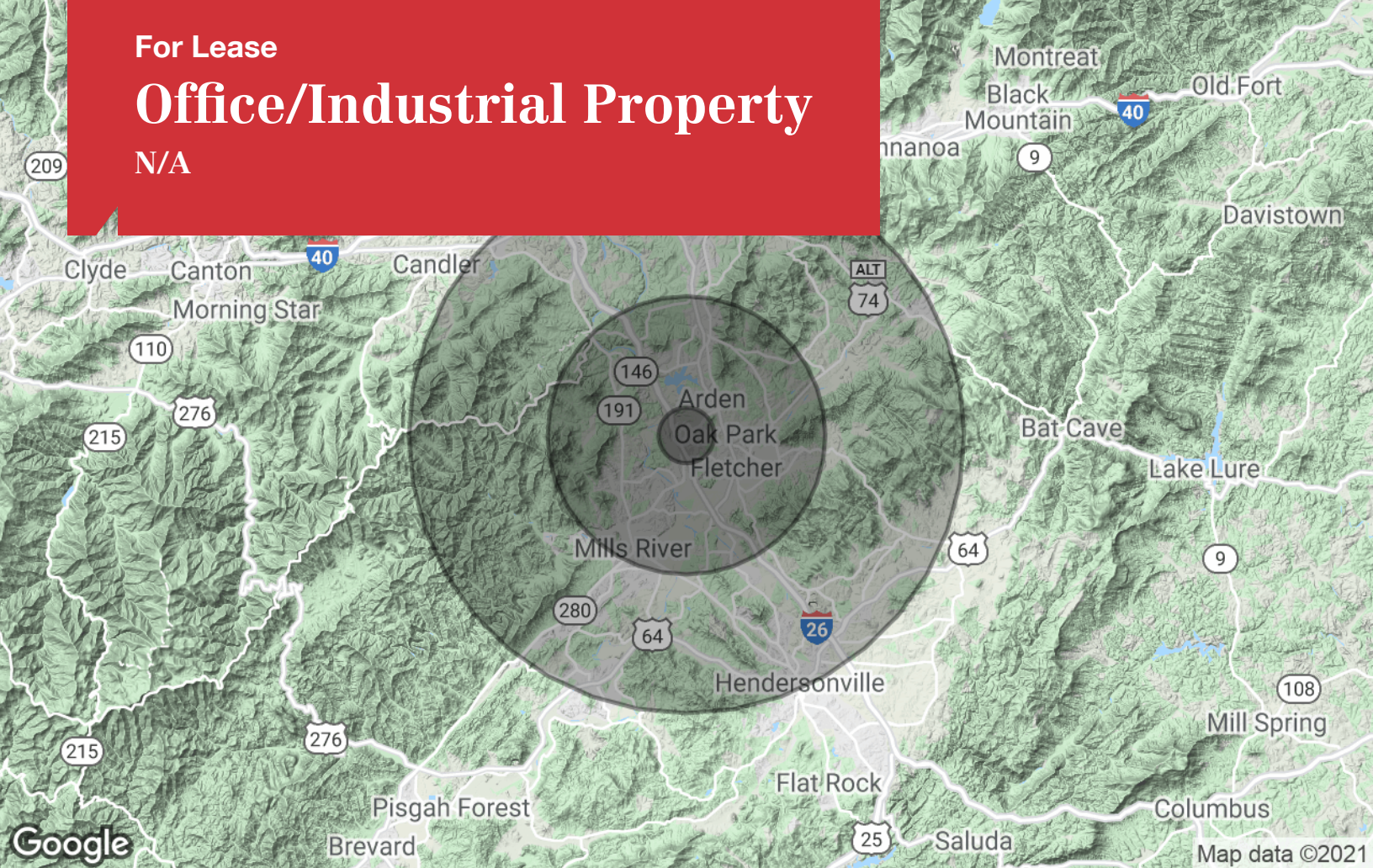
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	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	2,433	46,124	156,729
MEDIAN AGE	37.2	41.8	43.1
MEDIAN AGE (MALE)	35.4	40.6	41.5
MEDIAN AGE (FEMALE)	38.6	43.1	44.6
Households & Income			
TOTAL HOUSEHOLDS	1,040	20,010	68,810
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$49,558	\$69,743	\$63,772
AVERAGE HOUSE VALUE	\$162,177	\$205,528	\$208,338
Race			
% WHITE	83.3%	89.9%	88.3%
% BLACK	8.2%	4.6%	7.7%
% ASIAN	1.6%	2.1%	1.3%
% HAWAIIAN	0.0%	0.3%	0.1%
% INDIAN	0.0%	0.1%	0.4%
% OTHER	6.9%	3.3%	2.2%
Ethnicity			
% HISPANIC	22.4%	8.0%	5.7%

* Demographic data derived from 2010 US Census

