

4463 RACEWAY DR SW

CONCORD, NORTH CAROLINA 28027



CONTACT FOR DETAILS

GEORGE KARRES

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Available for Sale

+/- 9,800 SF OFFICE/FLEX SPACE CLOSE TO MAJOR CHARLOTTE INTERSTATES

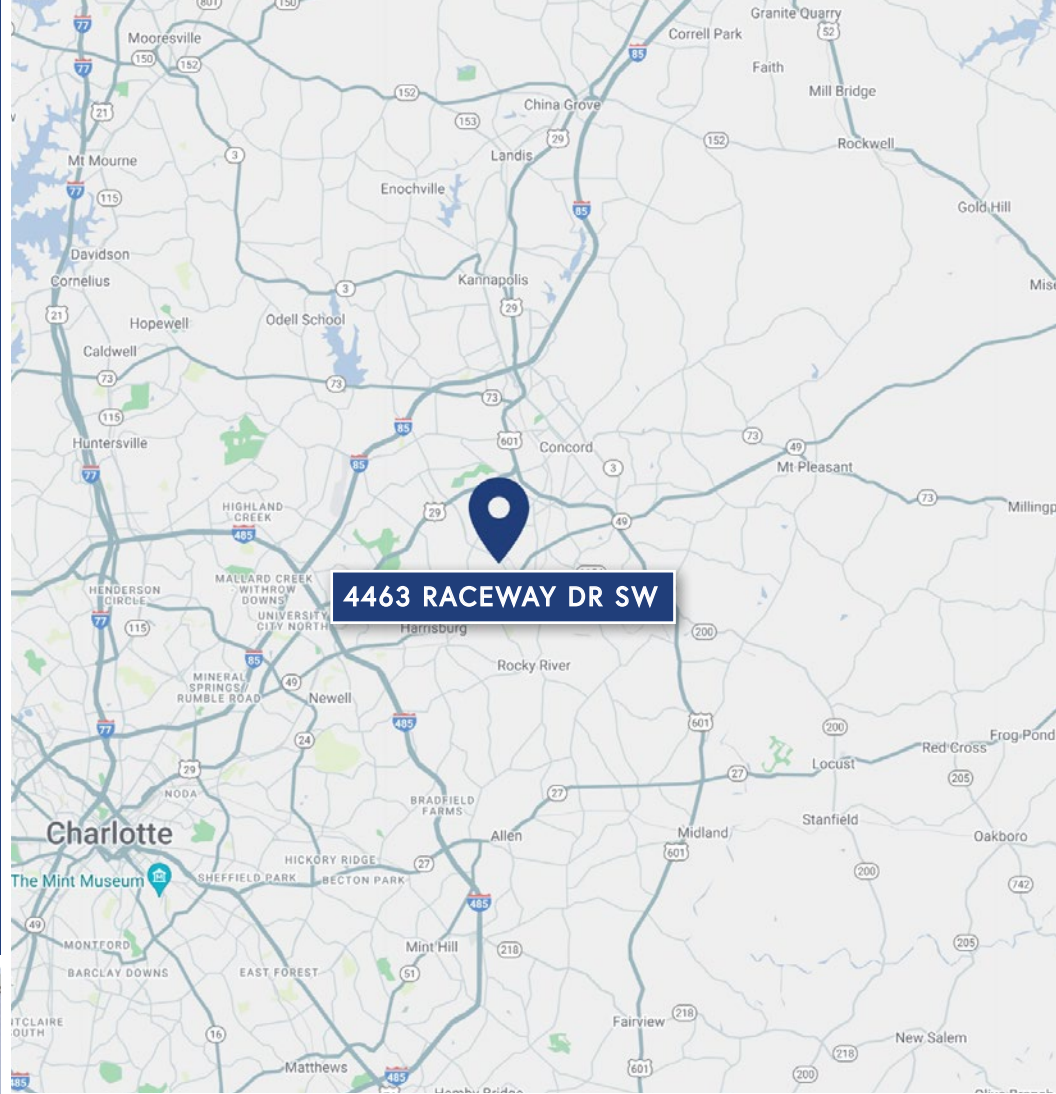
PROPERTY OVERVIEW

4463 RACEWAY DR SW

+/- 2,275 SF Office and +/- 7,525 SF Light Industrial Warehouse space available. The building has 10 private offices, recently remodeled with new flooring, paint, and bathrooms. In close proximity to Hwy 49, I-485, and I-85, this is an excellent opportunity for flex space.

PROPERTY DETAILS

Address	4463 Raceway Dr. SW Concord, NC 28027
Square Footage	+/- 2,227 SF Office +/- 7,525 SF Light Industrial Warehouse +/- 9,800 SF Total
Zoning	I-1
Traffic Counts	Stough Rd. 7,800 VPD
Pricing	Call for Pricing
Additional Details	16'-18' ceiling clearance in warehouse Two drive-in overhead doors



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	2,300	31,431	99,751
Avg. Household Income	\$114,996	\$94,582	\$94,027
Median Household Income	\$85,117	\$74,359	\$94,027
Households	832	11,523	36,042
Daytime Employees	804	8,884	31,598

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INTERIOR PHOTOS





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THE NICHOLS COMPANY

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.