



FOR LEASE

CBCSUNCOAST.COM

NEW RETAIL/BUSINESS CENTER

137 Koonce Fork Rd Richlands, NC 28574

Martin Aragona
Commercial Broker
910 389 8478
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Mason Watkins
Commercial Broker
704 661 4077
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LEASE RATE: \$17 PSF NNN
AVAILABLE SPACE*: 8,500 SF

COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910.350.1200



**COLDWELL
BANKER
COMMERCIAL**

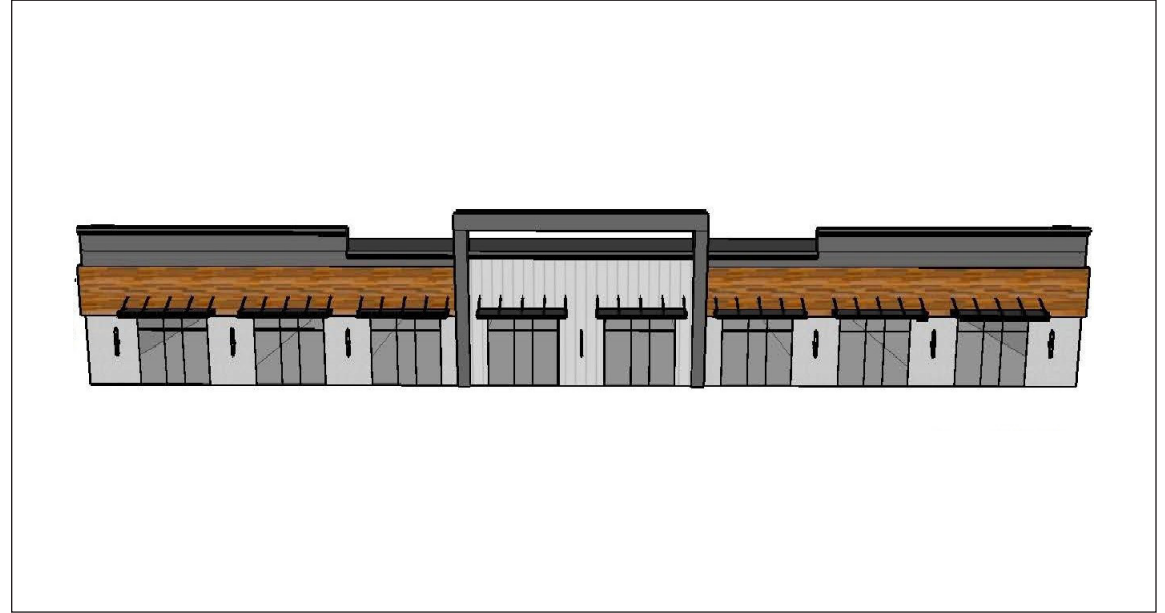
SUN COAST PARTNERS



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OFFERING SUMMARY

Lease Rate: \$17 PSF

Lease Type: NNN

Upfit allowance: \$10 PSF

Building Size: 8,500 SF*

Number of Units: 8

PROPERTY OVERVIEW

Dayspring Plaza, is a new Retail/Business center located right off Hwy 24 in Richlands. This location is in the middle of new business growth, conveniently located across from 2 schools and close to Downtown.

An ideal spot for retail shops & business offices. The two end units are designed for potential restaurants.

Construction estimated to be complete in December, 2022.

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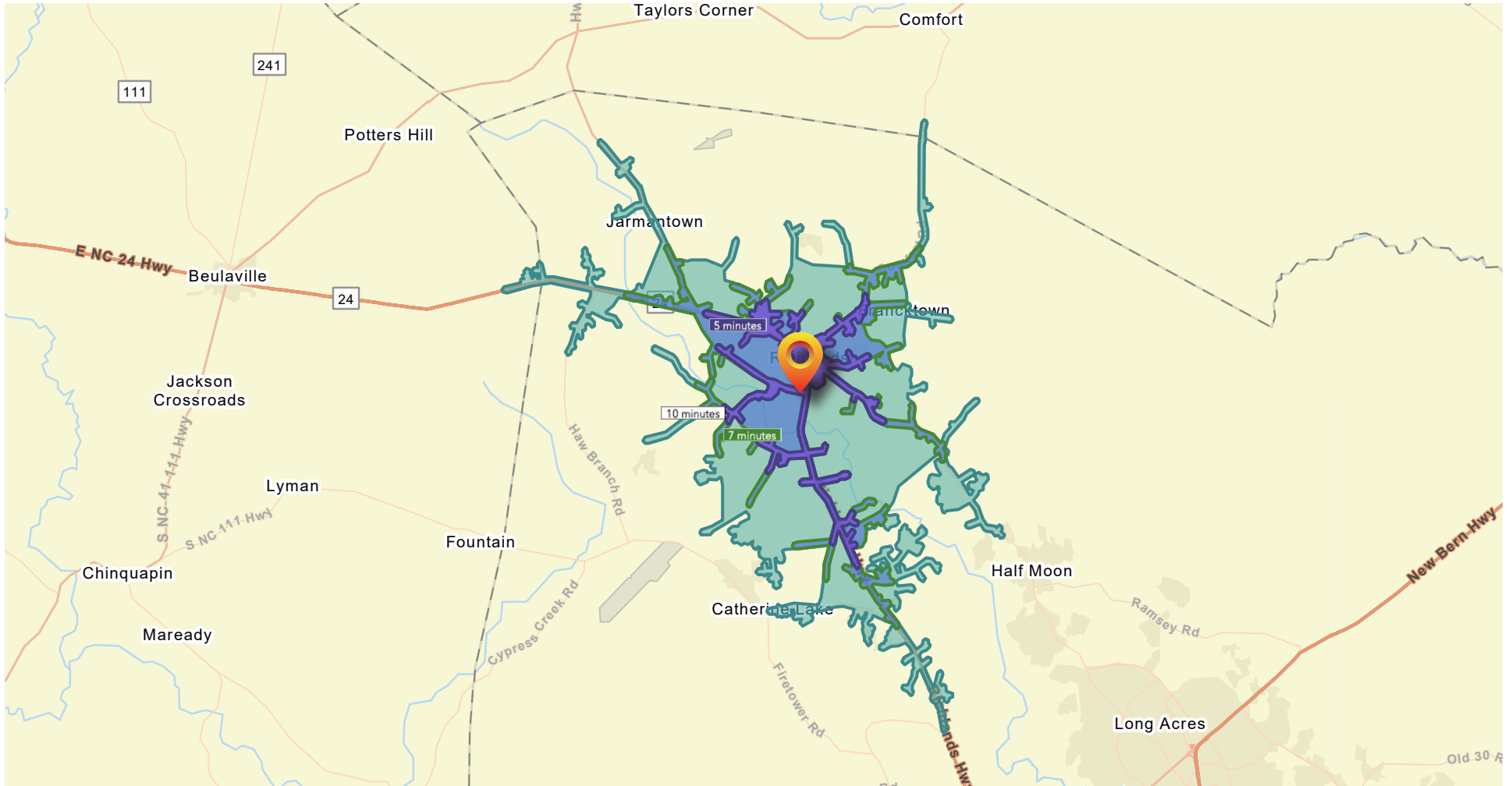
Map
data
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DRIVE TIMES - 5, 7 & 10 MINUTES



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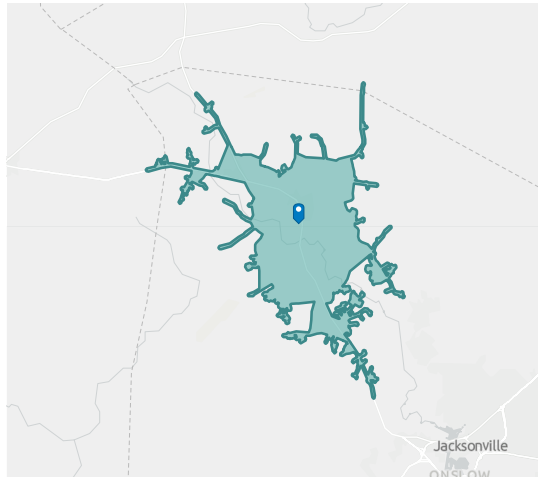
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POPULATION TRENDS - 10 MINUTE RADIUS

137 Koonce Fork Rd, Richlands, North Carolina, 28574
Drive time of 10 minutes

11,354	3,992	2.83	32.9	\$50,597	\$177,774	42	134	57
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



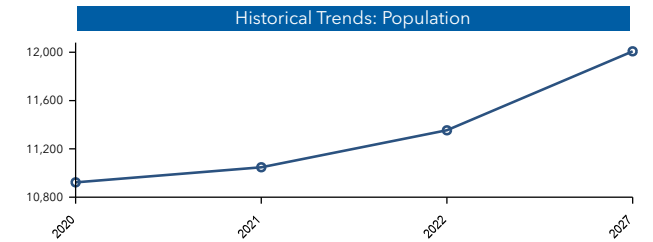
\$7,831

Avg Spent on Mortgage & Basics

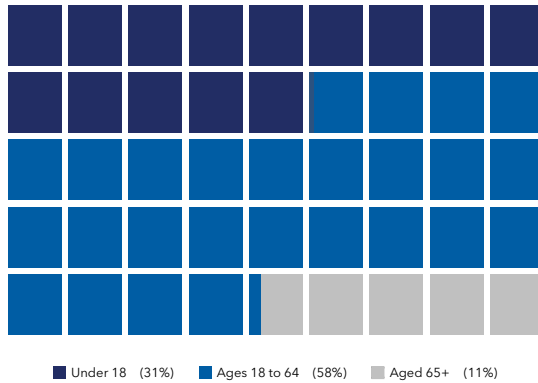


18.5%

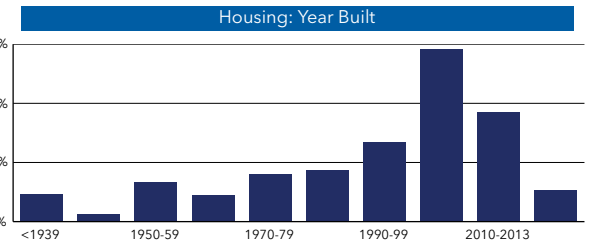
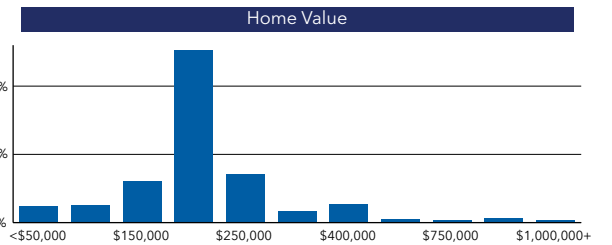
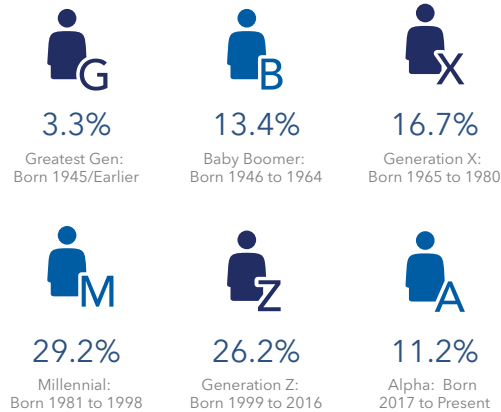
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

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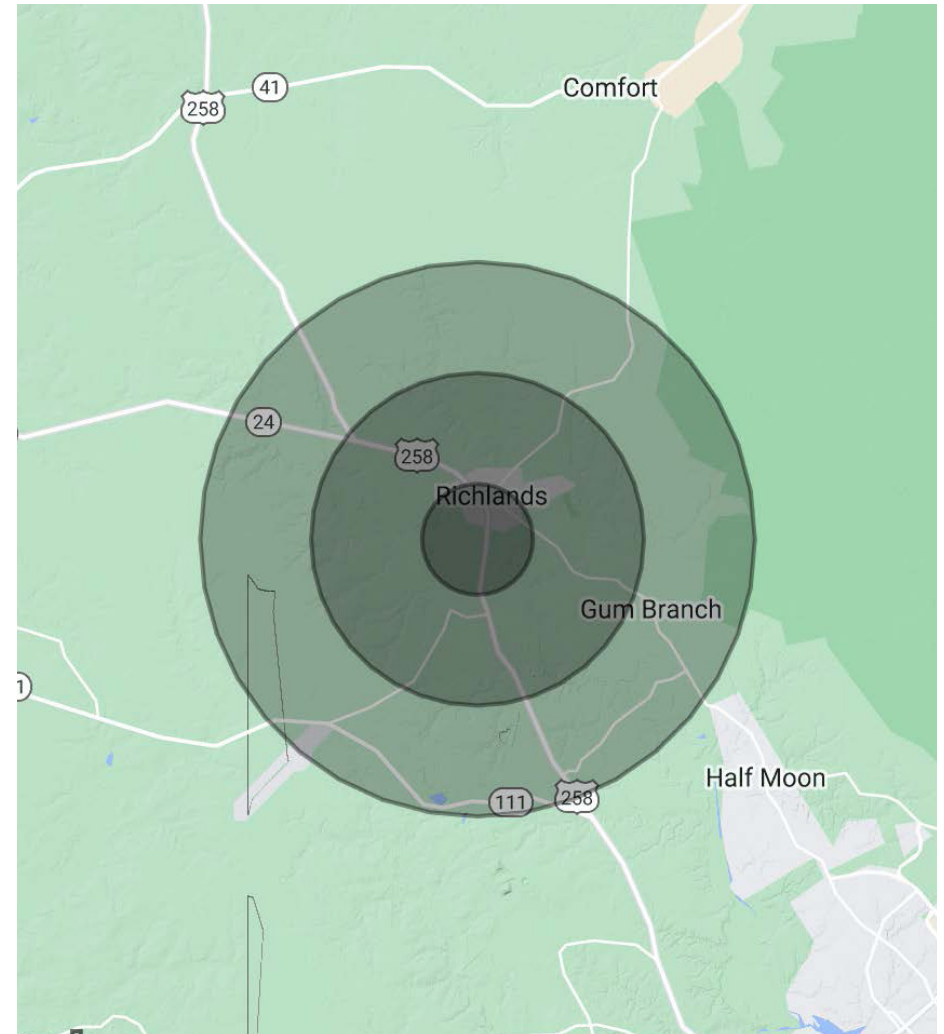
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	716	5,629	16,377
Average Age	35.2	31.5	30.8
Average Age (Male)	33.5	32.0	29.8
Average Age (Female)	38.3	32.1	30.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	347	2,260	6,387
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$45,595	\$56,921	\$56,814
Average House Value	\$614,068	\$388,626	\$201,557

*Demographic data derived from 2010 US Census



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.