

3611 GRIBBLE RD.

Stallings, NC 28104



PROPERTY DESCRIPTION

Hard to find office warehouse located in Stallings, NC. Located in close proximity to I-485, Hwy 74 and the Monroe Bypass.

PROPERTY HIGHLIGHTS

- 1,250 sf office & 10,000 sf warehouse
- 16' clear ceiling height
- 20' X 14" drive-in door
- 10" X 10" dock high door

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	11,250 SF
Building Size:	11,250 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,084	5,724	15,971
Total Population	2,797	15,386	44,218
Average HH Income	\$75,103	\$89,829	\$99,610



602 Kintyre Drive,
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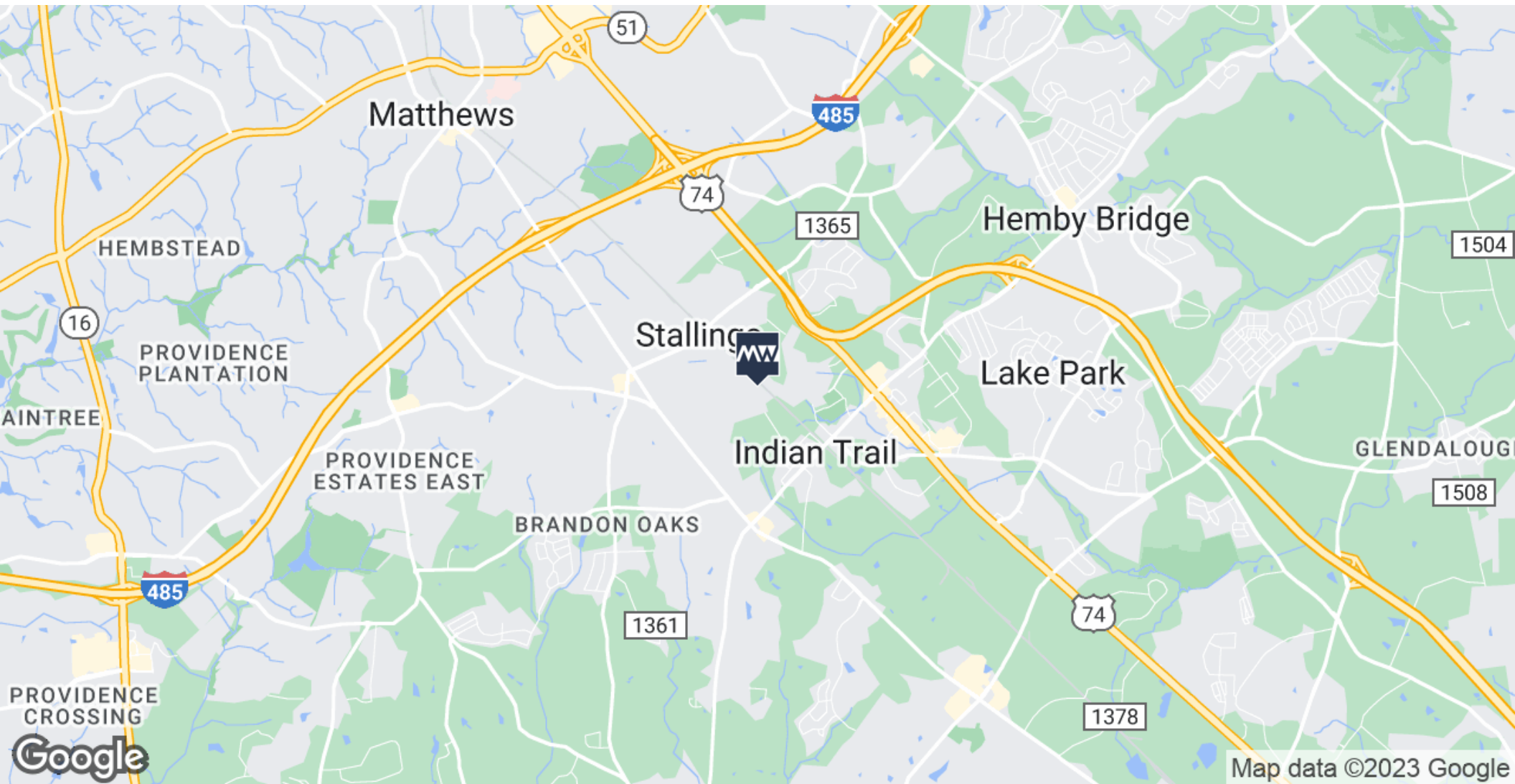
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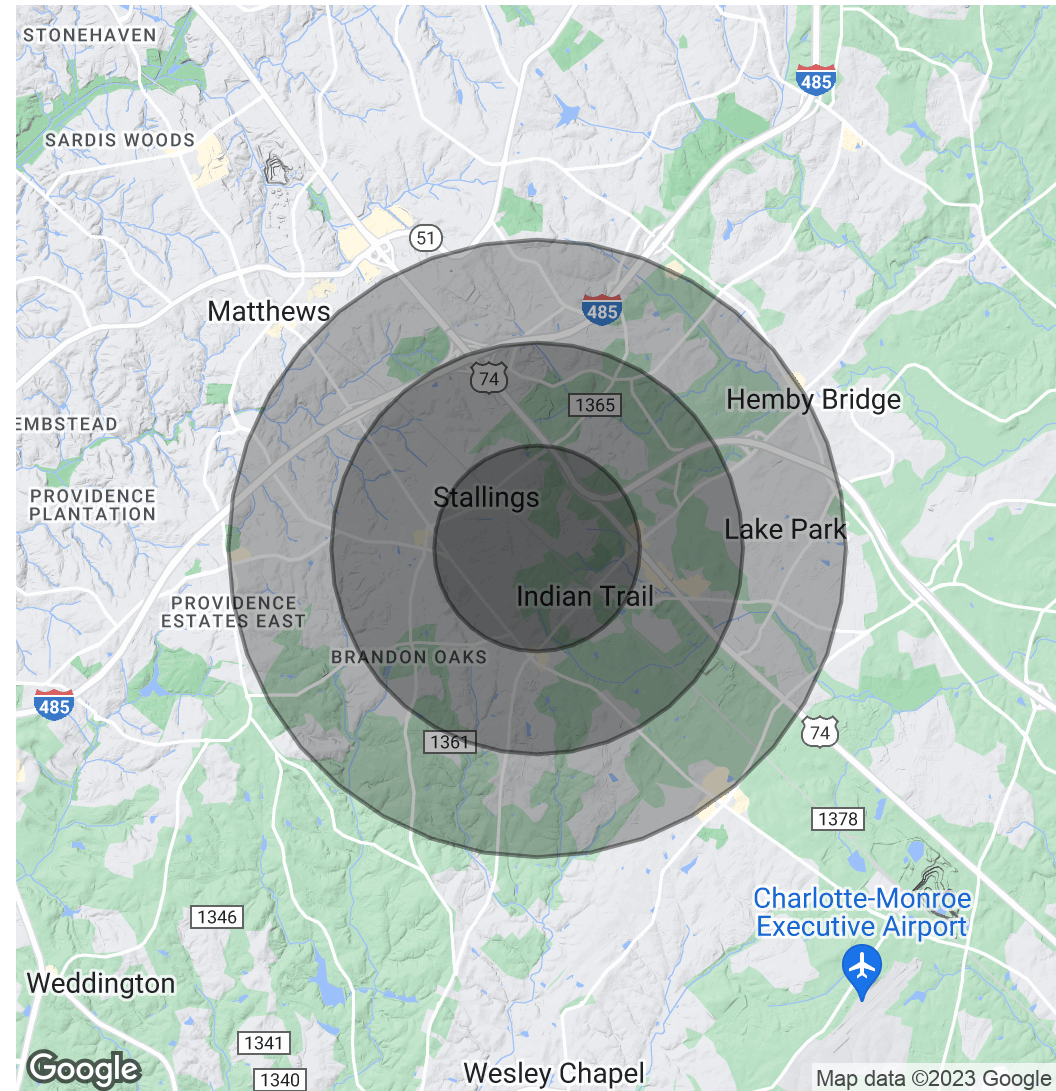
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,797	15,386	44,218
Average Age	36.3	39.5	39.5
Average Age (Male)	35.8	39.3	39.2
Average Age (Female)	37.0	39.1	39.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,084	5,724	15,971
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$75,103	\$89,829	\$99,610
Average House Value	\$217,637	\$239,301	\$254,256

* Demographic data derived from 2020 ACS - US Census



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