

MARK H. WRIGHT

EMILY CLINE

EXECUTIVE SUMMARY



LEASE RATE

\$10.00 SF/YR

OFFERING SUMMARY

Available SF: 3,750 - 7,500 SF

Lease Rate: \$10.00 SF/yr (MG)

Building Size: 9,900 SF

Zoning: Commercial

Market: Marshville

Submarket: Union

PROPERTY OVERVIEW

Retail/Office space for lease

LOCATION OVERVIEW

Conveniently located on Hwy 74 next to Gaye Chevrolet

PROPERTY HIGHLIGHTS

- Anchored by Dollar General
- Ample parking
- 3,750 sf of office upfit (former physical rehab space)
- 3,750 sf in shell condition

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
507 Jones St.	\$10.00 SF/yr	3,750 - 7,500 SF
509 Jones St.	\$10.00 SF/yr	3,750 - 7,500 SF

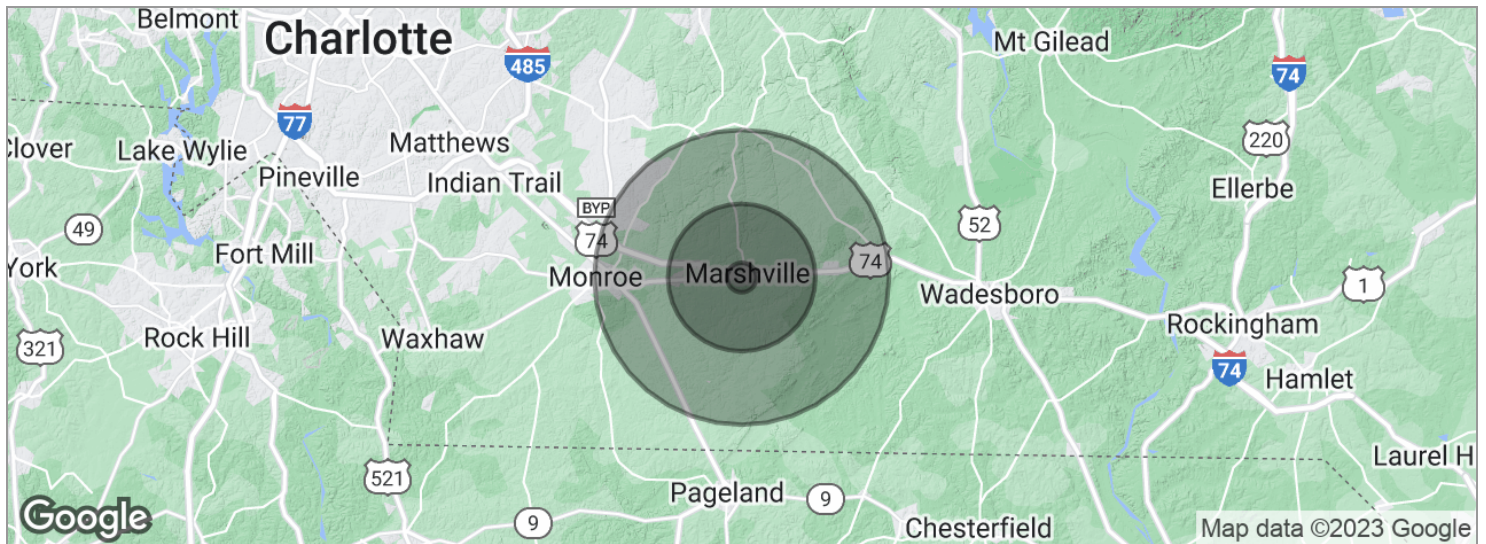
FLOOR PLANS



LOCATION MAPS



DEMOGRAPHICS MAP



Total population	312	9,957	36,646
Median age	40.7	37.1	35.7
Median age (Male)	42.9	38.9	35.9
Median age (Female)	38.9	35.8	37.1
Total households	121	3,624	12,821
# of persons per HH	26	27	29
Average HH income	\$58,311	\$55,420	\$56,516
Average house value	\$179,503	\$172,488	\$176,246

*Demographic data derived from 2020 ACS - US Census