

WEST SITE
CURRENT CONSTRUCTION
STATUS

Site
Cleared

Pad Work
Commenced

Pad
Complete

Walls
Tilted

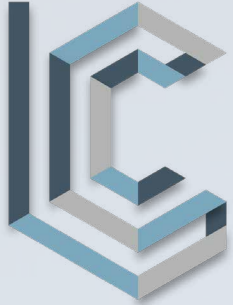
Roof Work
Underway

Roof
Installed

Paving
Complete

Ready for
Occupancy

BLDG
2



LINCOLN COMMERCE CENTER

1027 LINCOLN COMMERCE COURT
DENVER, NC



BUILDING 2 - READY FOR OCCUPANCY

±80,000 - 367,886 SF



WWW.LINCOLNCOMMERCECENTER.COM

CROW HOLDINGS
INDUSTRIAL



FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

PHASE I: LCC WEST

3.7 ACRES OF
OUTDOOR STORAGE

6 BAYS: 104,780 SF, 18 DH
7 BAYS: 122,140 SF, 21 DH
8 BAYS: 139,500 SF, 24 DH
9 BAYS: 156,860 SF, 27 DH
10 BAYS: 174,220 SF, 30 DH
11 BAYS: 191,580 SF, 33 DH
12 BAYS: 208,940 SF, 36 DH

3,549 SF

BUILDING 2: ± 80,000-367,886 SF

DIMENSIONS: ±1,180' X 310'

CLEAR HEIGHT: 36'

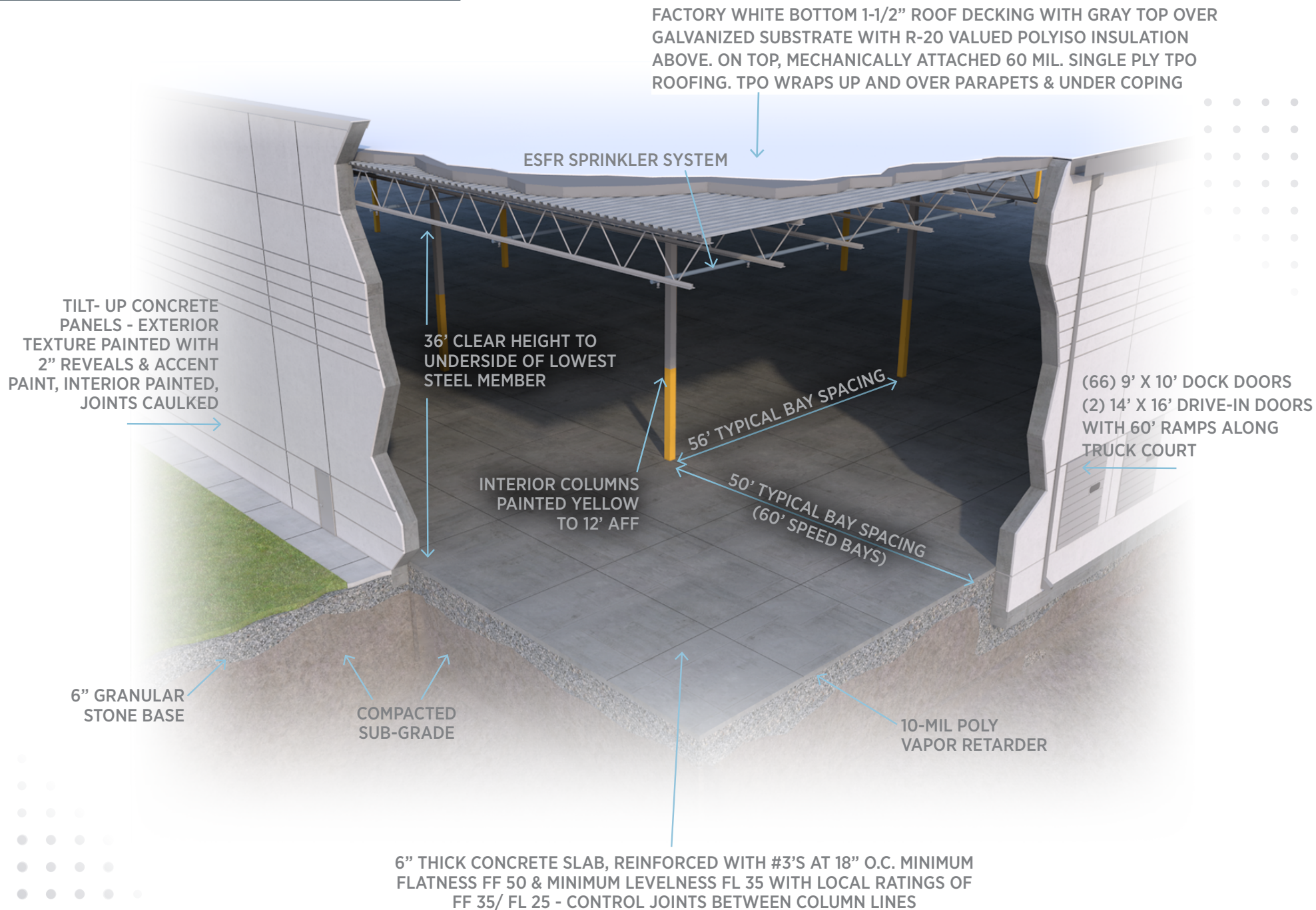
COLUMN SPACING: 50' X 56'

STAGING BAY: 60'

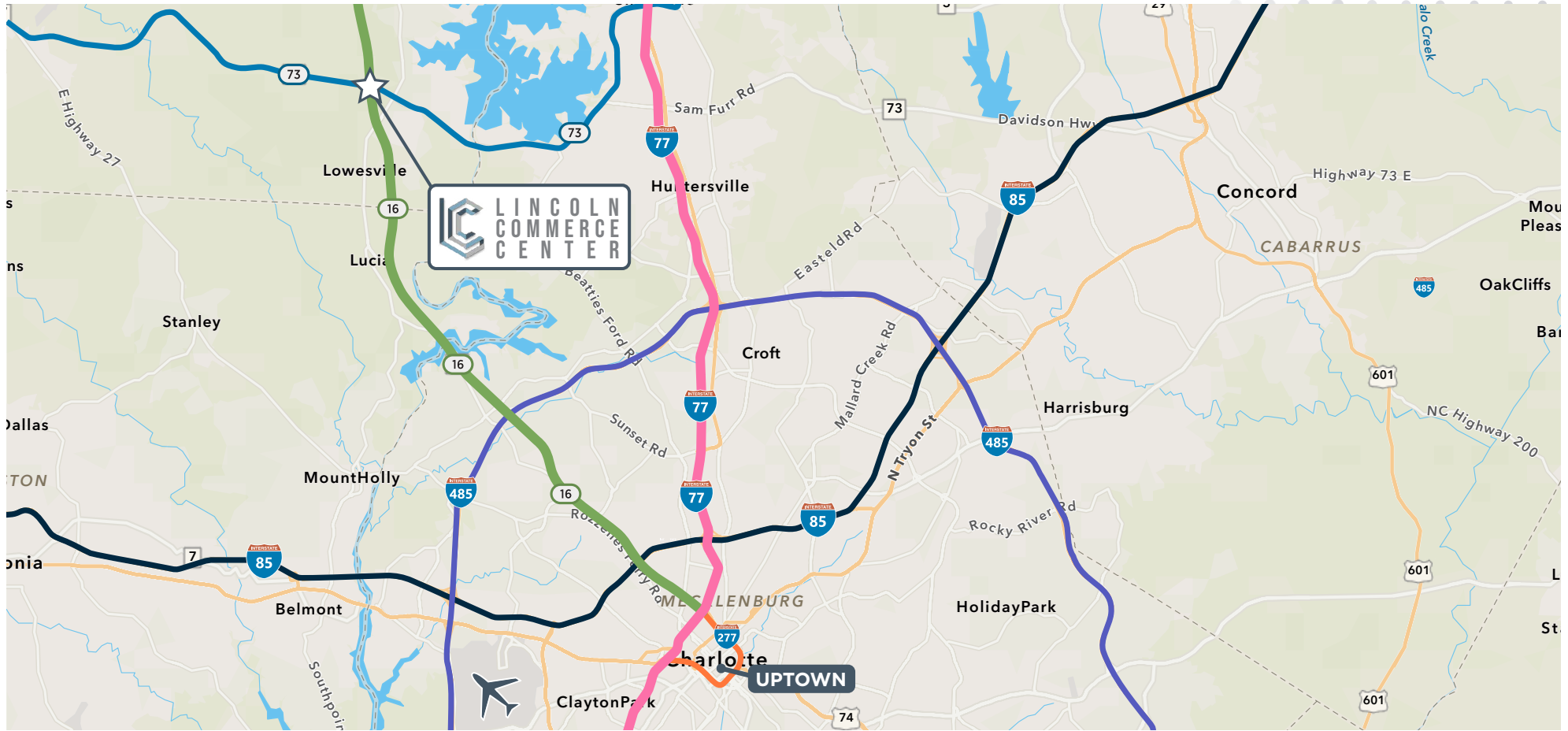
LOADING: 66 DH (9' X 10') - 2 DI (14' X 16')


PARKING: 236 CAR 129 TRAILER


LCC WEST: BUILDING 2






LCC: MAPS



	MILES	DRIVE TIME
	19.2 MILES	26 MINS
UPTOWN	19.8 MILES	30 MINS

	MILES	DRIVE TIME
	8.6 MILES	18 MINS
	0.5 MILES	6 MINS

	MILES	DRIVE TIME
	10.7 MILES	15 MINS
	16.3 MILES	20 MINS
	18.5 MILES	29 MINS

LCC: DEMOGRAPHICS



POPULATION

	10 MILE	30 MILE	50 MILE
2010	120,122	1,907,008	2,997,320
2021	181,366	2,111,318	3,325,087
2026	199,831	2,271,993	3,552,900



AVG. HOUSEHOLD INCOME

	10 MILE	30 MILE	50 MILE
AVG	\$127,717	\$94,362	\$90,317
MED	\$87,359	\$67,281	\$62,282



OF HOUSEHOLDS

	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500



LABOR

	10 MILE	30 MILE	50 MILE
EMPLOYEES	94,528	1,072,478	1,656,295

53%

OF THE NATION'S POPULATION IS WITHIN A DAY'S DRIVE OF THE CHARLOTTE REGION



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L I N C O L N
C O M M E R C E
C E N T E R



FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

MATT TREBLE
+1 704 335 4430
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