

CENTURY 21
COMMERCIAL.
Triangle Group

FOR LEASE

10757 NC-210, FOUR OAKS, NC 27524



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LEASE RATE:

\$7,500

SQF:

2,785

YEAR:

1940

ACRES:

1.44 AC

ZONING:

GB

JOSE CRUZ
COMMERCIAL REAL ESTATE BROKER
984.239.8452
JOSE.CRUZCOMMERCIAL@GMAIL.COM



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PROPERTY OVERVIEW

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Prime Location with Versatile Use: This property is zoned for General Business (GB) and offers 1.40 acres of land with two spacious warehouses and office space, making it ideal for storage, manufacturing, retail, or service-based businesses.

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Excellent Accessibility: Situated on NC-210 in Four Oaks, the property enjoys high visibility and convenient access to major highways, providing seamless logistics and customer access.

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PROPERTY PHOTOS

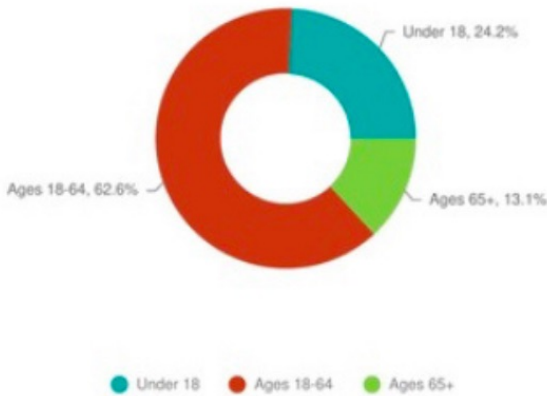


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

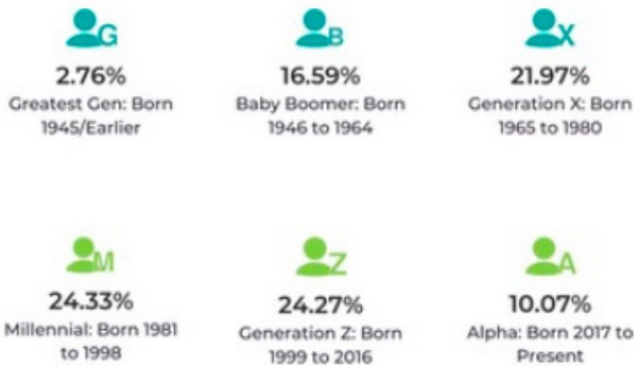
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

13,097 Population	4,760 Households	37.7 Median Age
2.75 Avg Size Household	\$87,126 Median Household Income	\$317,658 Median Home Value
98 Wealth Index	110 Housing Affordability	60.6 Diversity Index

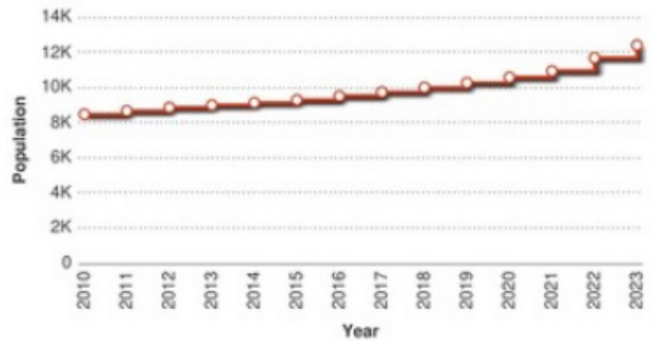
POPULATION BY AGE



POPULATION BY GENERATION



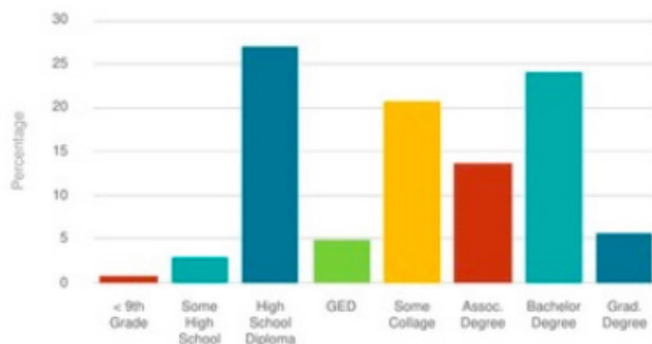
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

LIFESTYLE SPENDING



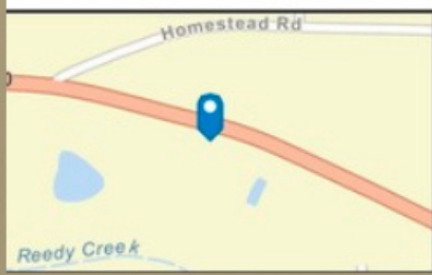
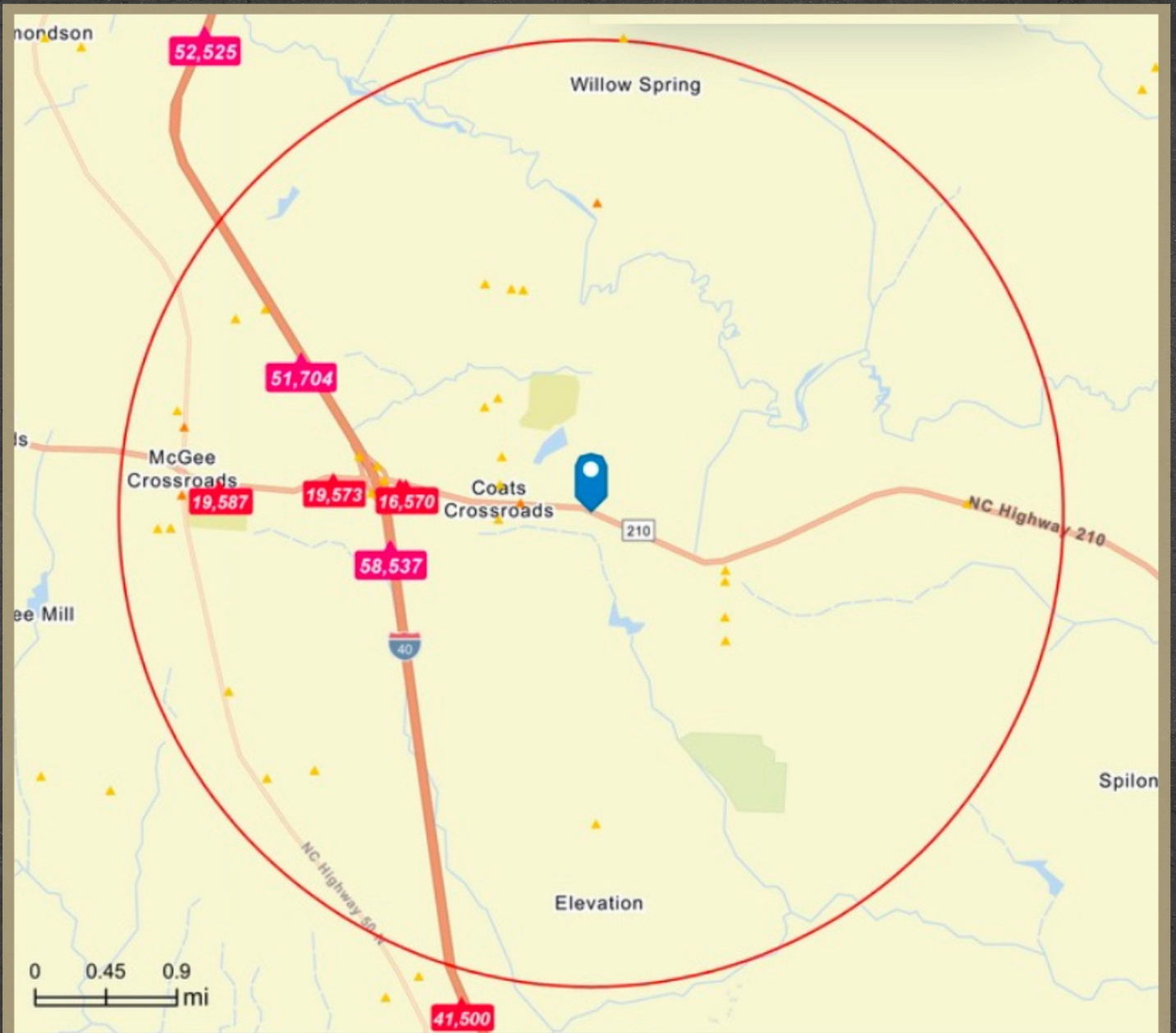
ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



TRAFFIC COUNT(RING: 3 MILE RADIUS)



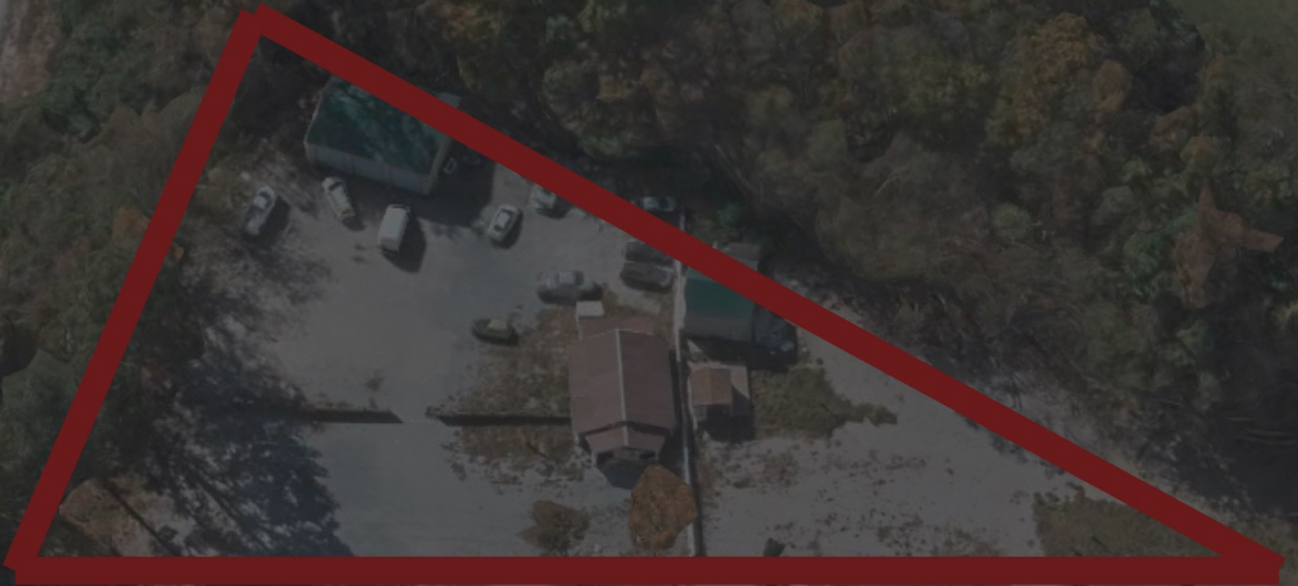
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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