

4086 N NC 16 Business Hwy

DENVER, NC 28037

SHOWROOM | OFFICE | WAREHOUSE | RETAIL
FOR LEASE



REDPART.COM

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

PARKER TOWNSEND

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Executive Summary

PROPERTY DETAILS:

Address: 4086 N NC 16 Business Hwy,
Denver, NC 28037

Available SF: ± 10,500 SF

Clear Heights: 10'–14' 6" (10' at eaves,
14' 6" at center)

Door Sizes: 3 Drive-In Doors:
» One door being 12' x 14';
» The other 2 being 12' x 12'

Zoning: ELDD B-G (General Business)

Asking Rate: **\$13/PSF**

KEY HIGHLIGHTS:

- ± 10,500 SF building
 - » 4,500–10,500 SF available
- ± 0.795 Acres
- 11,000 VPD (N NC 16 Business Hwy)



OPPORTUNITY DETAILS:

This ±10,500 SF industrial building sits on approximately ±0.795 acres and offers flexible leasing options from 4,500 SF up to the full 10,500 SF, making it ideal for a range of light industrial, contractor, service, retail, or storage users.

The property features three drive-in doors, providing efficient access for equipment, materials, and fleet vehicles. **It also offers direct signage visibility along Highway 16 and is positioned on a highly visible corner lot.**

Zoned ELDD B-G, the property allows for a wide range of commercial uses. Positioned along NC 16 Business with approximately 11,000 vehicles per day, the building benefits from strong visibility and convenient access for both employees and customers.

Located in one of the fastest-growing submarkets in the Lake Norman area, Denver continues to experience sustained residential and commercial expansion. NC 16 provides direct connectivity south to Charlotte (approximately 25 miles) and north toward Newton and Hickory, with convenient access to NC 150, NC 73, I-485, I-77, and I-40—offering strong regional connectivity throughout the greater Charlotte and Piedmont markets.



Property Photos

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THE PROPERTY FEATURES DIRECT SIGNAGE ALONG **HIGHWAY 16** AND
IS **SITUATED ON A PROMINENT CORNER LOT.**

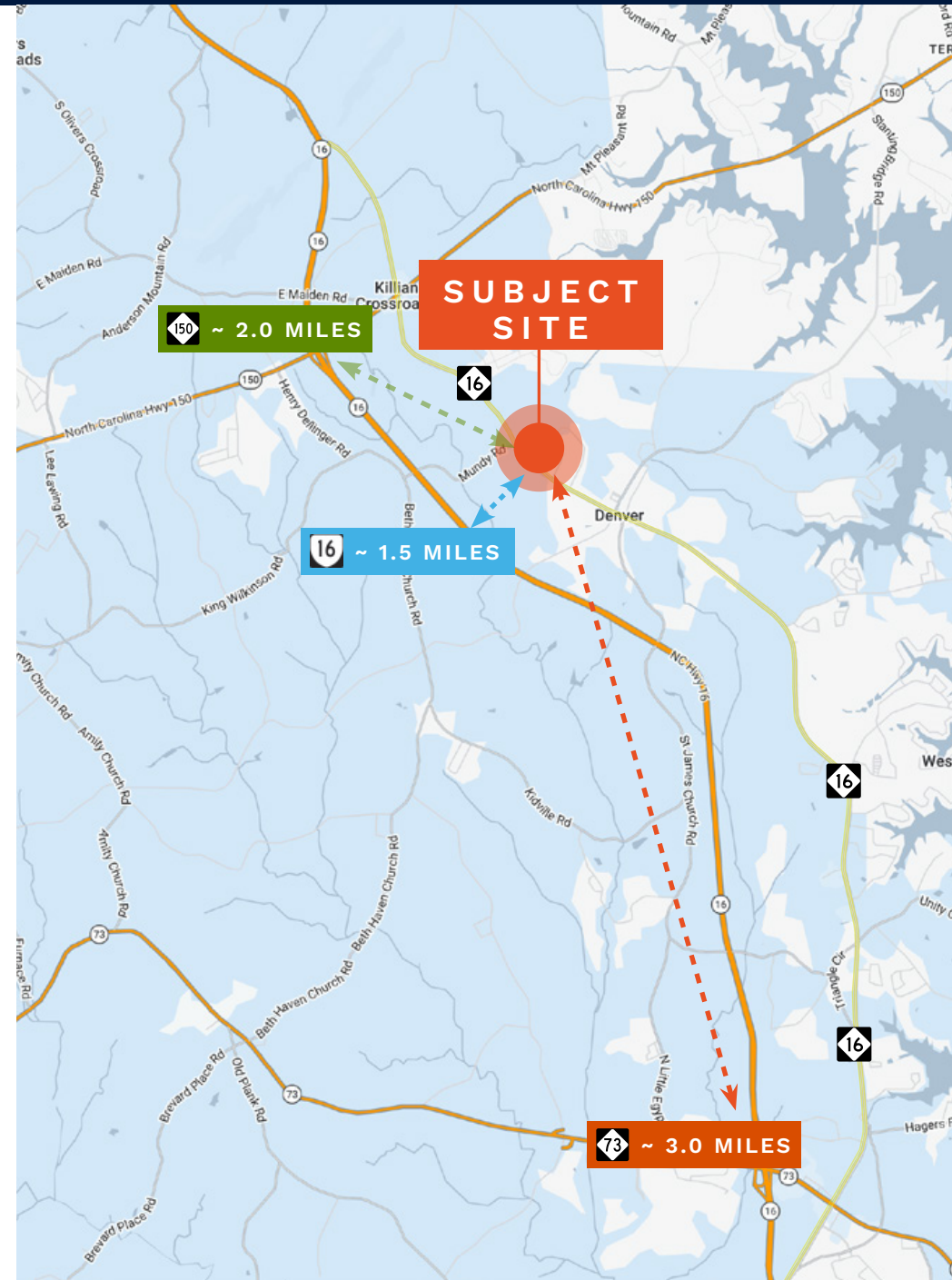
PRIME DENVER, NC LOCATION WITH REGIONAL HIGHWAY ACCESS

Located along NC 16 Business Highway in Denver, North Carolina, 4086 North NC 16 Business Hwy benefits from excellent accessibility within one of Lincoln County's fastest-growing corridors. The property sits just minutes from the intersection of NC 16 Business Highway and the major regional routes of NC Highway 16, NC 150, and NC 73, providing convenient connectivity throughout the Lake Norman area and the greater Charlotte metropolitan region. This strategic position allows quick access to surrounding retail centers, established residential neighborhoods, and major employment hubs, while offering direct travel routes to Huntersville, Mooresville, and Uptown Charlotte. With continued residential expansion and ongoing commercial development across the Denver and Lake Norman markets, the property is ideally situated within a highly active corridor that continues to attract both businesses and residents.



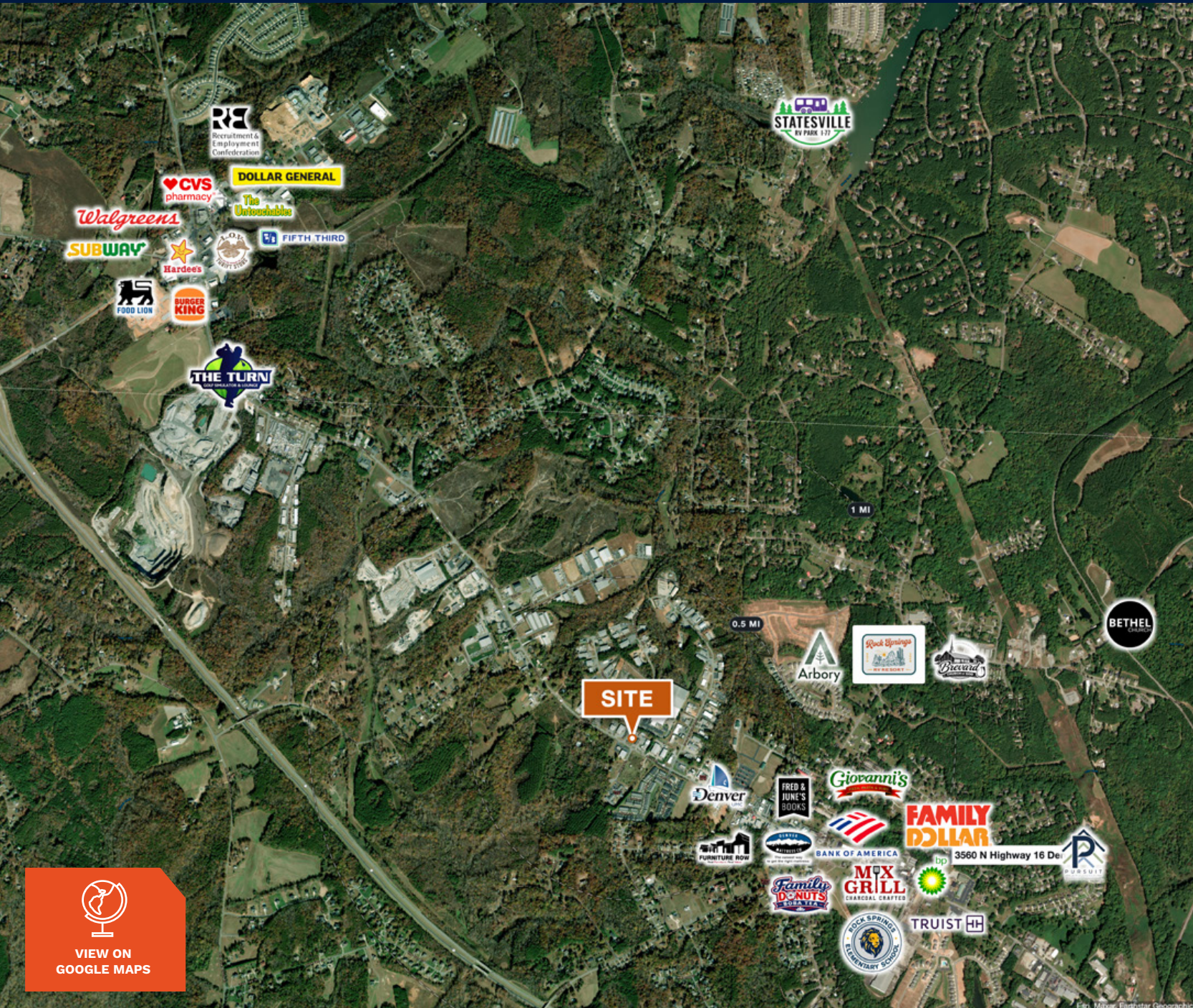
Strategic Driving Distances

Highway	Driving Distance	Approx. Drive Time
N NC 16 Business Hwy	~ 0.1 miles	~ 1 minute
NC Hwy 16	~ 1.5 miles	~ 3 minutes
NC Hwy 150	~ 2.0 miles	~ 4 minutes
NC Hwy 73	~ 3.0 miles	~ 5 minutes



Location Map

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AREA AMENITIES

AUTOMOTIVE

1 BP 0.8 mi Southeast

BANKS

2 BOFA 0.6 mi Southeast
3 Truist Bank 1.0 mi Southeast
4 Fifth Third Bank 2.1 mi Northwest

GROCERY

1 Food Lion 2.0 mi Northwest

HEALTHCARE

1 CVS Pharmacy 2.0 mi Northwest
2 Walgreens 2.1 mi Northwest

MAJOR RETAIL

1 Denver Furniture Mart 0.6 mi Southeast
2 Fred & June's Books - Denver 0.6 mi Southeast
3 Family Dollar 1.0 mi Southeast
4 The Rec 2.1 mi Northwest
5 LOV Thrift Store 2.1 mi Northwest
6 Dollar General 2.1 mi Northwest

OTHER

1 Denver United Methodist Church 0.3 mi Southeast
2 Arbor 0.8 mi East
3 Rock Springs Campground 0.8 mi East
4 Pursuit Church 0.9 mi Southeast
5 Bevard Church 1.0 mi East
6 3560 N Highway 16 Denver NC 1.0 mi Southeast
7 Bethel Church 1.6 mi East
8 Wildlife Woods Campground Slipway 2.0 mi North

RESTAURANTS

1 Giovanni's Pizza and Pasta 0.7 mi Southeast
2 Family Donuts & Boba Tea 0.7 mi Southeast
3 Mix Grill 0.8 mi Southeast
4 The Turn 1.7 mi Northwest
5 Hardee's 2.0 mi Northwest
6 Burger King 2.0 mi Northwest
7 Subway 2.1 mi Northwest
8 The Untouchables 2.1 mi Northwest

SCHOOLS

1 Rock Springs Elementary School 0.9 mi Southeast



VIEW ON
GOOGLE MAPS

Close-Up Location Map

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VIEW ON
GOOGLE MAPS

DENVER, NORTH CAROLINA

Denver, North Carolina continues to experience impressive and sustainable growth, positioning itself as one of the most desirable suburban markets in the greater Charlotte region. Nestled along the western shores of Lake Norman, Denver offers a unique balance of lakefront living, small-town charm, and proximity to major employment hubs. With easy access to Highway 16 and I-485, residents can enjoy a peaceful, scenic environment while remaining within a short commute to Uptown Charlotte, the Charlotte Douglas International Airport, and nearby regional business districts. This connectivity, combined with the area's natural beauty and expanding infrastructure, has made Denver a top choice for families, professionals, and retirees alike.

The local real estate market reflects strong fundamentals and long-term stability. Home values have appreciated steadily over the past several years, supported by sustained buyer demand, quality new construction, and limited land availability near Lake Norman. Developers have responded to growth with thoughtfully planned residential communities and mixed-use projects that

complement the area's lifestyle-driven appeal. Retail expansion, healthcare development, and improved road networks have also strengthened Denver's economic base, drawing new investment and increasing job opportunities across multiple sectors. The result is a vibrant, well-rounded market that continues to outperform many neighboring areas in both property value and quality of life metrics.

Beyond the economic growth, Denver's character and community spirit set it apart. Residents enjoy lake access, marinas, parks, golf courses, and locally owned restaurants that capture the essence of small-town living with modern conveniences. The strong Lincoln County school system, combined with safe neighborhoods and a growing base of local amenities, continues to attract families seeking a high quality of life. Looking ahead, Denver's combination of location, lifestyle, and economic vitality positions it as a long-term winner within the Lake Norman and Charlotte metropolitan corridor—an area poised for continued appreciation and lasting appeal.

ACCESS TO THE CHARLOTTE METRO AREA

Located approximately 25 miles north of Uptown Charlotte, the property provides convenient commuter access to one of the Southeast's fastest-growing metropolitan economies. NC-16 serves as a key corridor connecting Denver to Charlotte, making the site attractive for businesses serving the regional market.

POSITIONED ON A MAJOR COMMERCIAL CORRIDOR

The property sits directly along NC-16 Business Highway, the primary commercial artery through Denver and a key route linking communities across Lincoln County and the greater Lake Norman area. This corridor offers strong visibility, accessibility, and connectivity to nearby highways including NC-150 and regional routes to I-485 and Charlotte Douglas International Airport.

PROXIMITY TO LAKE NORMAN & HIGH-GROWTH RESIDENTIAL AREAS

The site is approximately 2 miles from Lake Norman, the largest man-made lake in North Carolina and a major recreational and residential destination. Rapid residential growth and affluent lakefront communities nearby continue to drive demand for retail, services, and commercial space in the Denver submarket.



Demographics

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POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	1,766	10,470	29,188
2024 Population	2,017	12,154	35,536
2029 Population Projection	2,359	13,948	40,895
Annual Growth 2020 to 2024	3.6%	4.0%	5.4%
Annual Growth 2024 to 2029	3.4%	3.0%	3.0%
Median Age	42.6	44.0	45.5
Bachelor's Degree or Higher	26%	31%	35%
U.S. Armed Forces	0	0	0

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	707	4,085	11,450
2024 Households	810	4,748	13,970
2029 Household Projection	950	5,453	16,078
Annual Growth 2020 to 2024	3.4%	3.4%	4.4%
Annual Growth 2024 to 2029	3.5%	3.0%	3.0%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$88,101	\$112,072	\$121,699
Median Household Income	\$59,840	\$82,009	\$93,086



35,536

2024 POPULATION
(5 Miles)



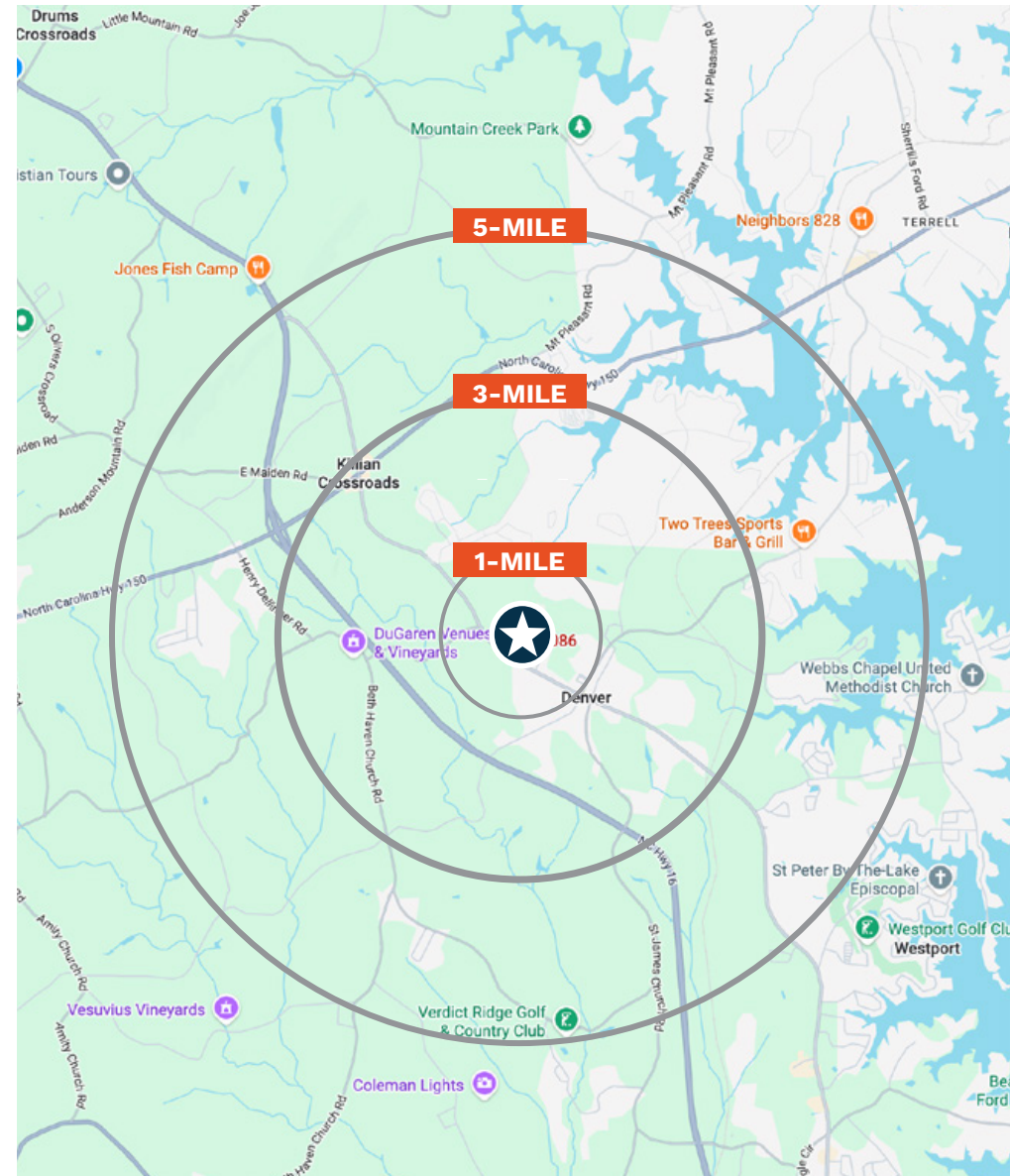
13,970

2024 HOUSEHOLDS
(5 Miles)



\$121,699

AVERAGE HOUSEHOLD
INCOME (5 Miles)



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