



5134 OLD HAYWOOD ROAD




INDUSTRIAL PROPERTY FOR LEASE

MILLS RIVER, NC 28759

Presented By

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DEWEY PROPERTY ADVISORS

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Flex/Warehouse building For Lease in Mills River. Built in 2017, the 3,150 square foot building has an 18-foot ceiling height at the center, two 10x12-foot garage doors, one 10x10-foot garage door, 3 private offices, a conference room, a reception area and additional private storage rooms. Excellent location on Old Haywood Road, close to NC-280 (Airport Road) and I-26.

OFFERING SUMMARY

Lease Rate: \$16 SF/yr (NNN)
Available SF: 3,150 SF

LOCATION DESCRIPTION

Located at 5134 Old Haywood Road, just off Boylston Highway. Adjacent to the new Mills River Publix Development project. Close proximity to I-26, Amazon Delivery Station, Airport Road and Brevard Road.

PROPERTY HIGHLIGHTS

- 3 private offices
- 3 rollup garage doors
- 2 restrooms
- Conference room
- Reception area
- Storage rooms

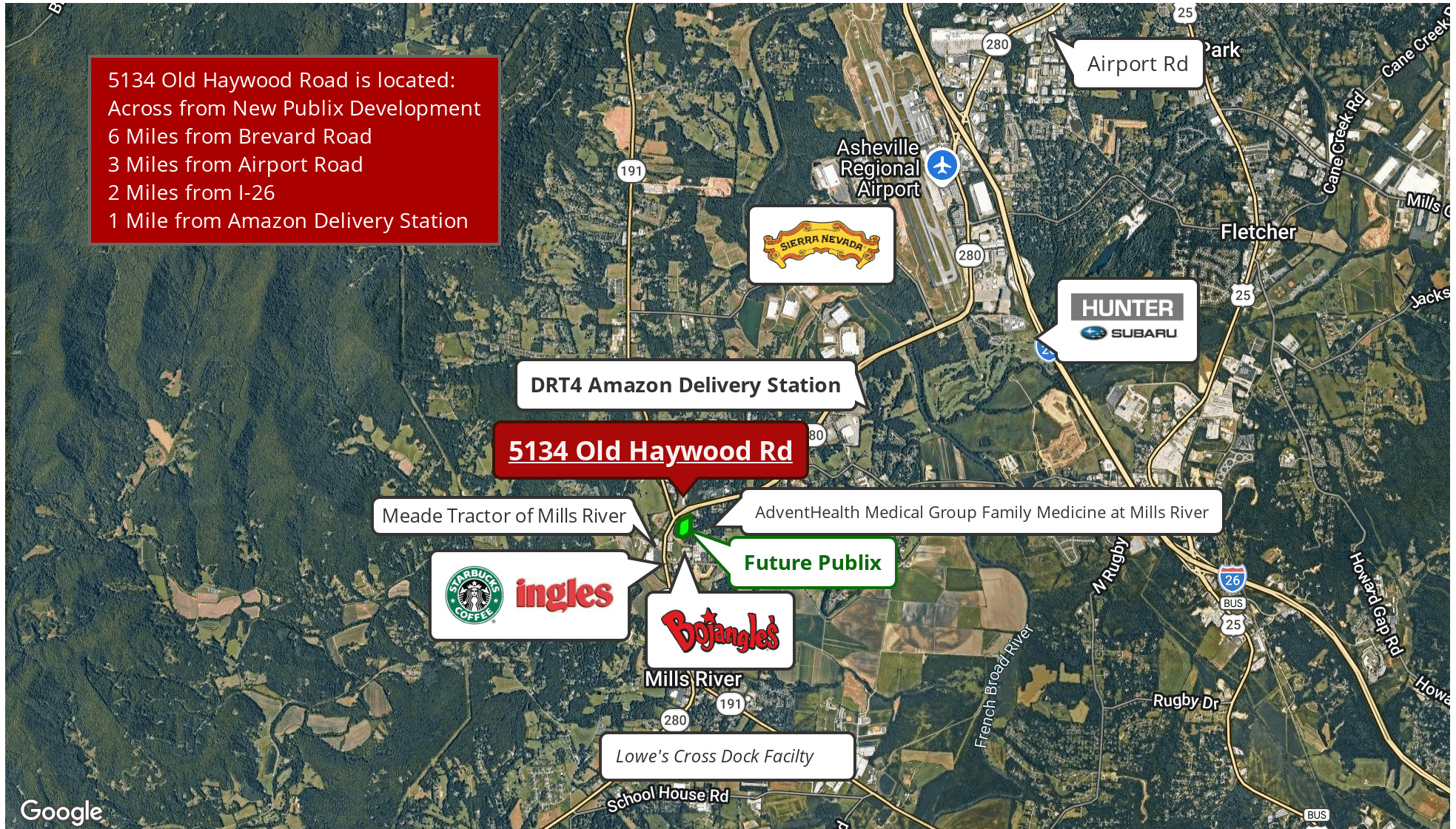


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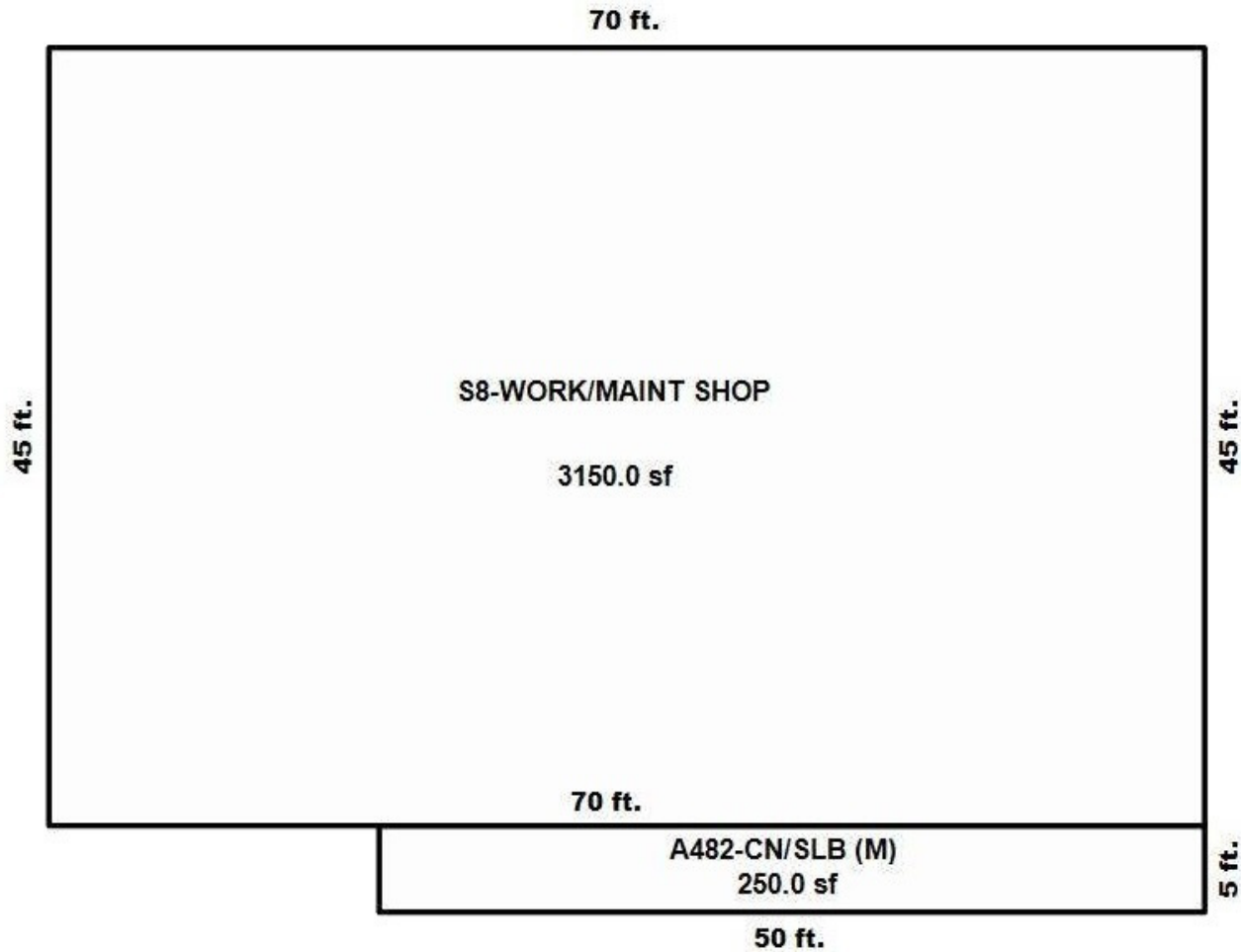
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BUILDING LAYOUT



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PHOTOS



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DEMOGRAPHICS MAP & REPORT

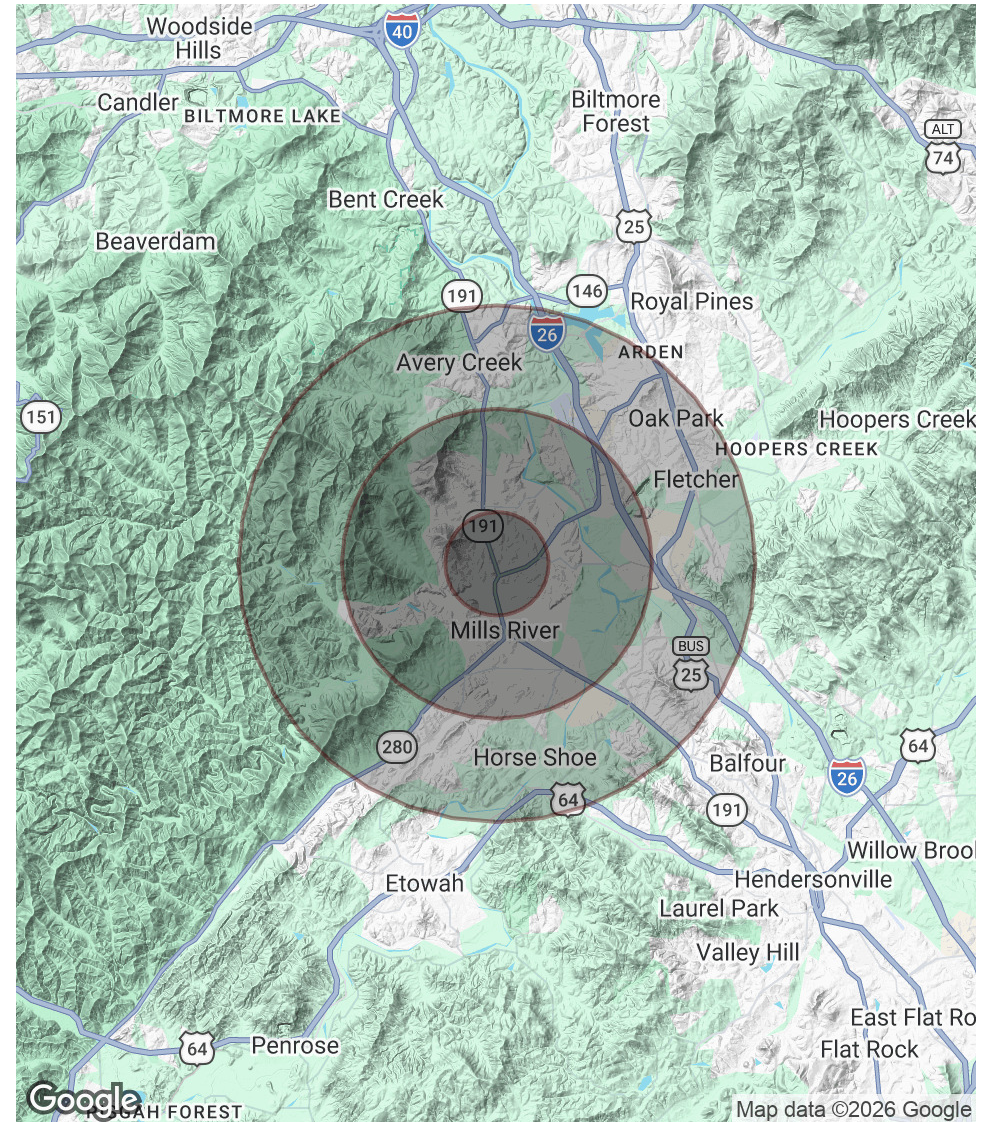
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	992	9,237	34,276
Average Age	47.5	44.1	44.1
Average Age (Male)	41.5	42.2	42.8
Average Age (Female)	52.0	45.0	45.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	453	4,197	15,688
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$84,664	\$75,384	\$73,581
Average House Value	\$333,220	\$275,545	\$251,502

2020 American Community Survey (ACS)



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