

INDUSTRIAL FOR LEASE

105 TODD CT

105 TODD COURT, THOMASVILLE, NC 27360



FOR LEASE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEREMY MUSGRAVE

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316135, NC

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105 TODD COURT



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EXECUTIVE SUMMARY

105 TODD COURT

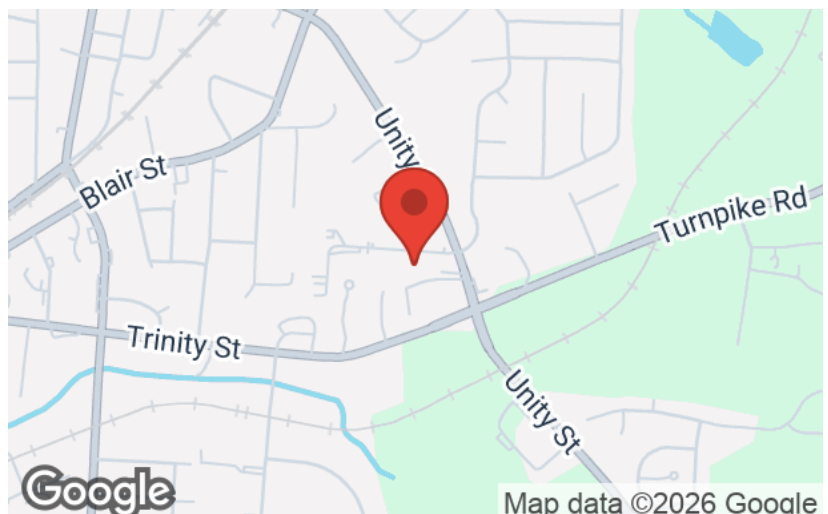


OFFERING SUMMARY

LEASE RATE:	\$6.50/sqft/yr Modified Gross
LEASE TERM:	Negotiable
AVAILABLE SF:	8,801
WAREHOUSE SF:	8,357
OFFICE SF:	444
CLEAR HEIGHT:	10' and 12'
DOCK DOORS:	2

PROPERTY OVERVIEW

Warehouse for lease in Thomasville, NC. Property includes 444 SF of office space, two restrooms, and a fully conditioned warehouse and office environment. Two dock doors provide efficient loading. Located in Davidson County with immediate access to I-85/I-285, the site offers convenient connectivity to Greensboro, High Point, and Winston-Salem.



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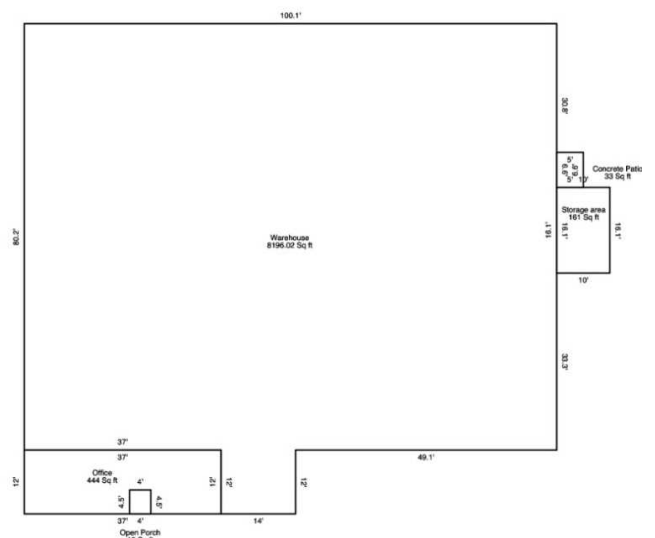
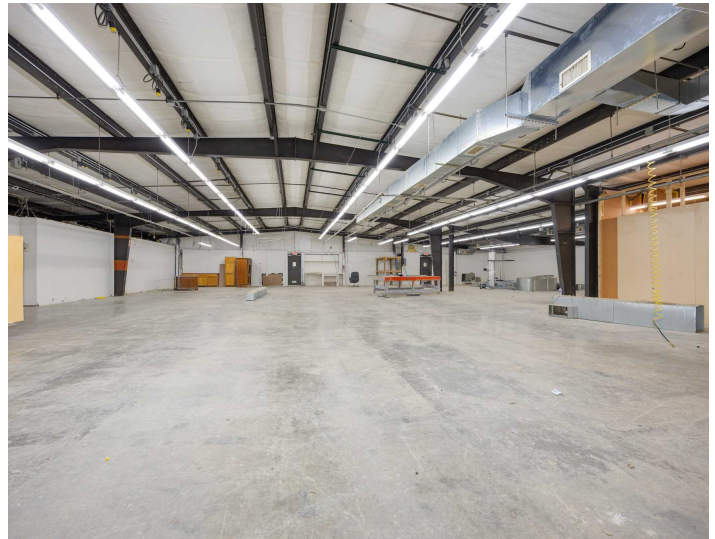


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PROPERTY PHOTOS

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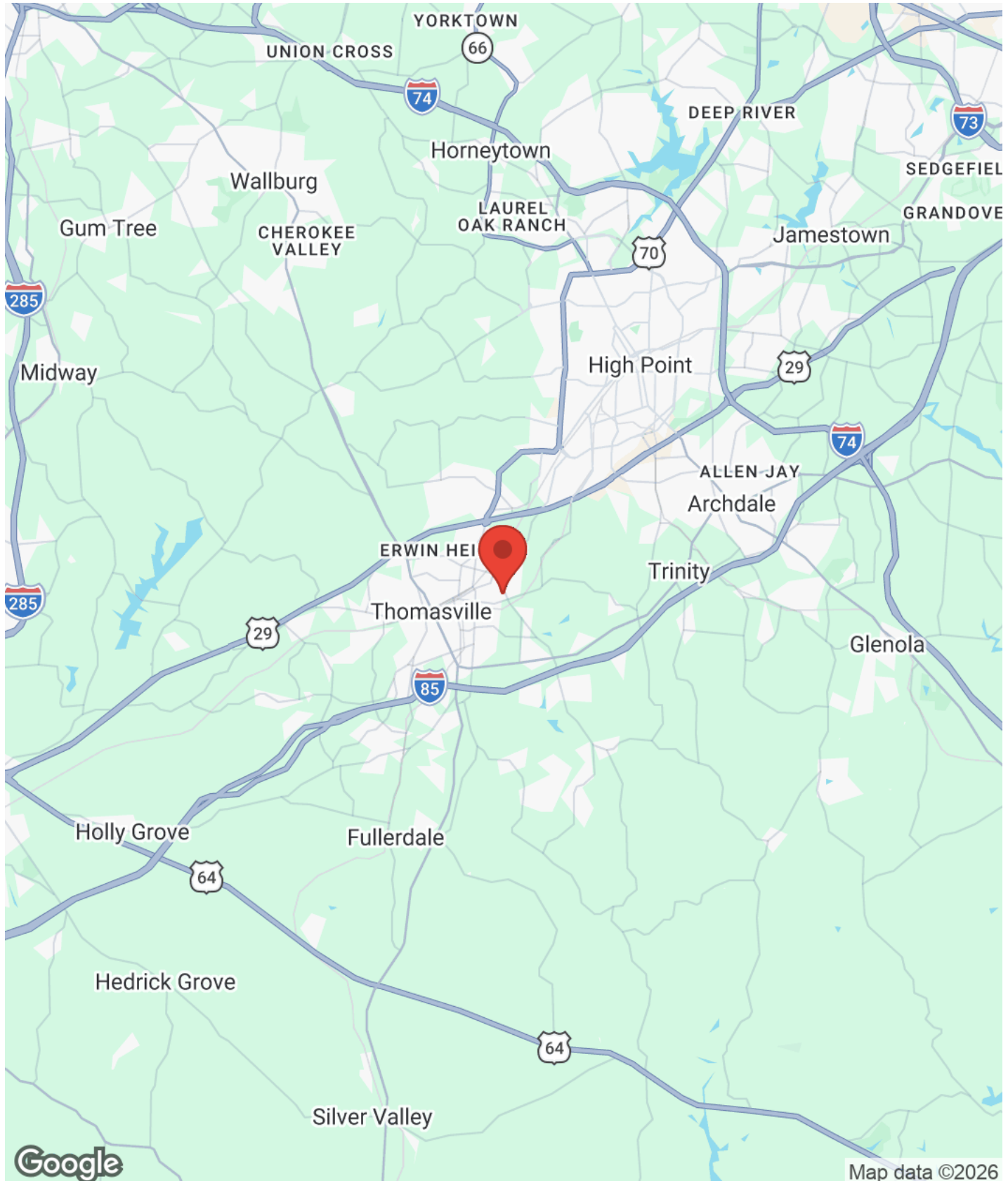


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REGIONAL MAP

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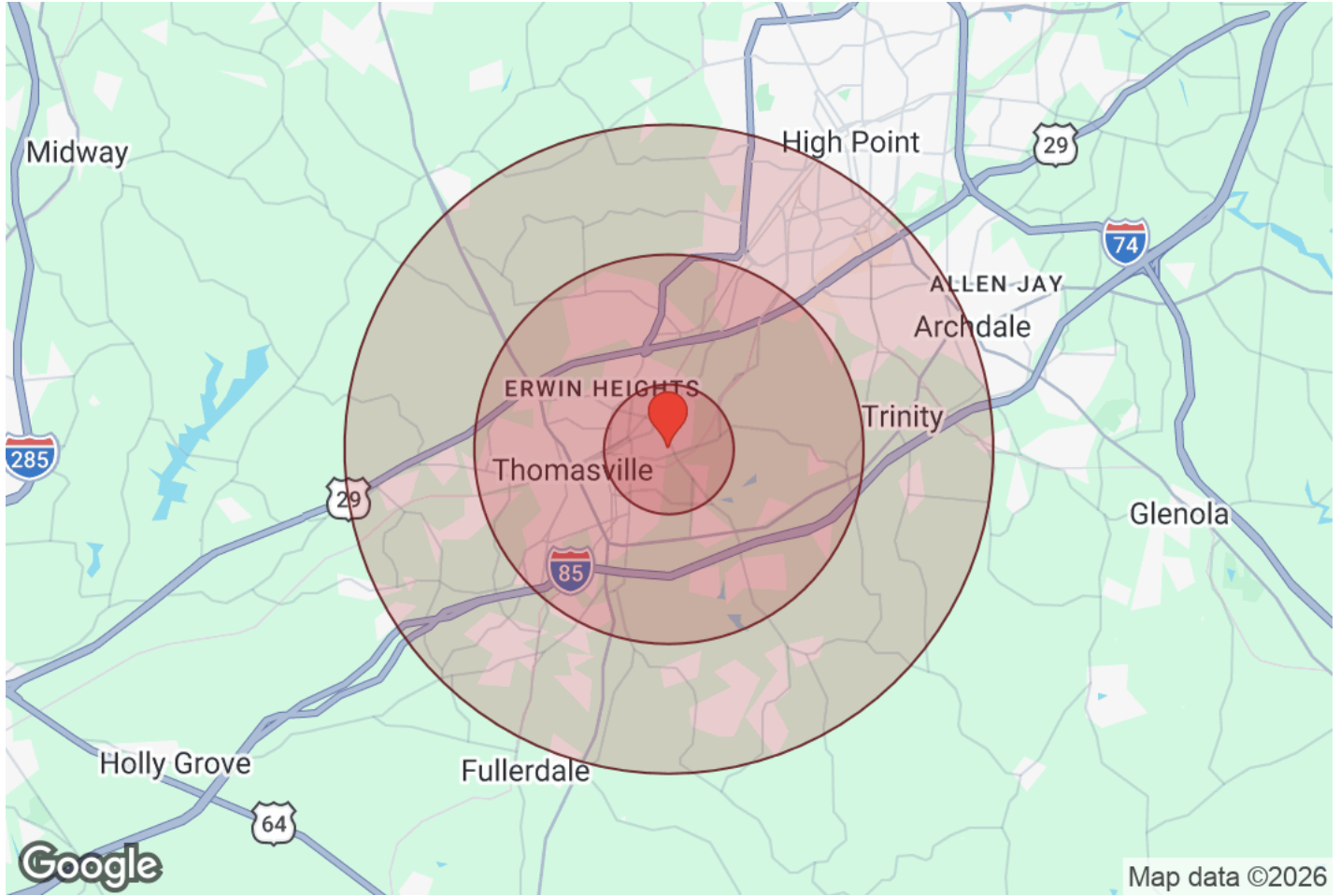
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,474	14,729	29,911
Female	2,654	15,631	31,325
Total Population	5,127	30,360	61,236

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,178	19,631	38,946
Black	972	5,195	10,416
Am In/AK Nat	11	73	153
Hawaiian	1	3	6
Hispanic	704	4,096	8,059
Asian	156	695	2,315
Multiracial	104	653	1,304
Other	3	15	37

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,244	13,250	26,777
Occupied	2,082	12,236	24,757
Owner Occupied	1,191	7,100	14,939
Renter Occupied	891	5,136	9,818
Vacant	162	1,015	2,020

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	978	5,839	11,479
Ages 15 - 24	634	3,795	7,478
Ages 25 - 54	2,065	11,894	23,384
Ages 55 - 64	629	3,832	7,975
Ages 65+	821	4,999	10,922

Income	1 Mile	3 Miles	5 Miles
Median	\$67,170	\$62,745	\$62,881
Under \$15k	177	1,235	2,460
\$15k - \$25k	126	1,318	2,206
\$25k - \$35k	99	914	1,949
\$35k - \$50k	291	1,452	3,408
\$50k - \$75k	434	2,248	4,425
\$75k - \$100k	286	1,962	3,743
\$100k - \$150k	519	2,236	4,259
\$150k - \$200k	68	545	1,208
Over \$200k	81	326	1,098

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