

# 224 Unionville-Indian Trail Rd

Indian Trail, NC 27079



VGR

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COMMERCIAL

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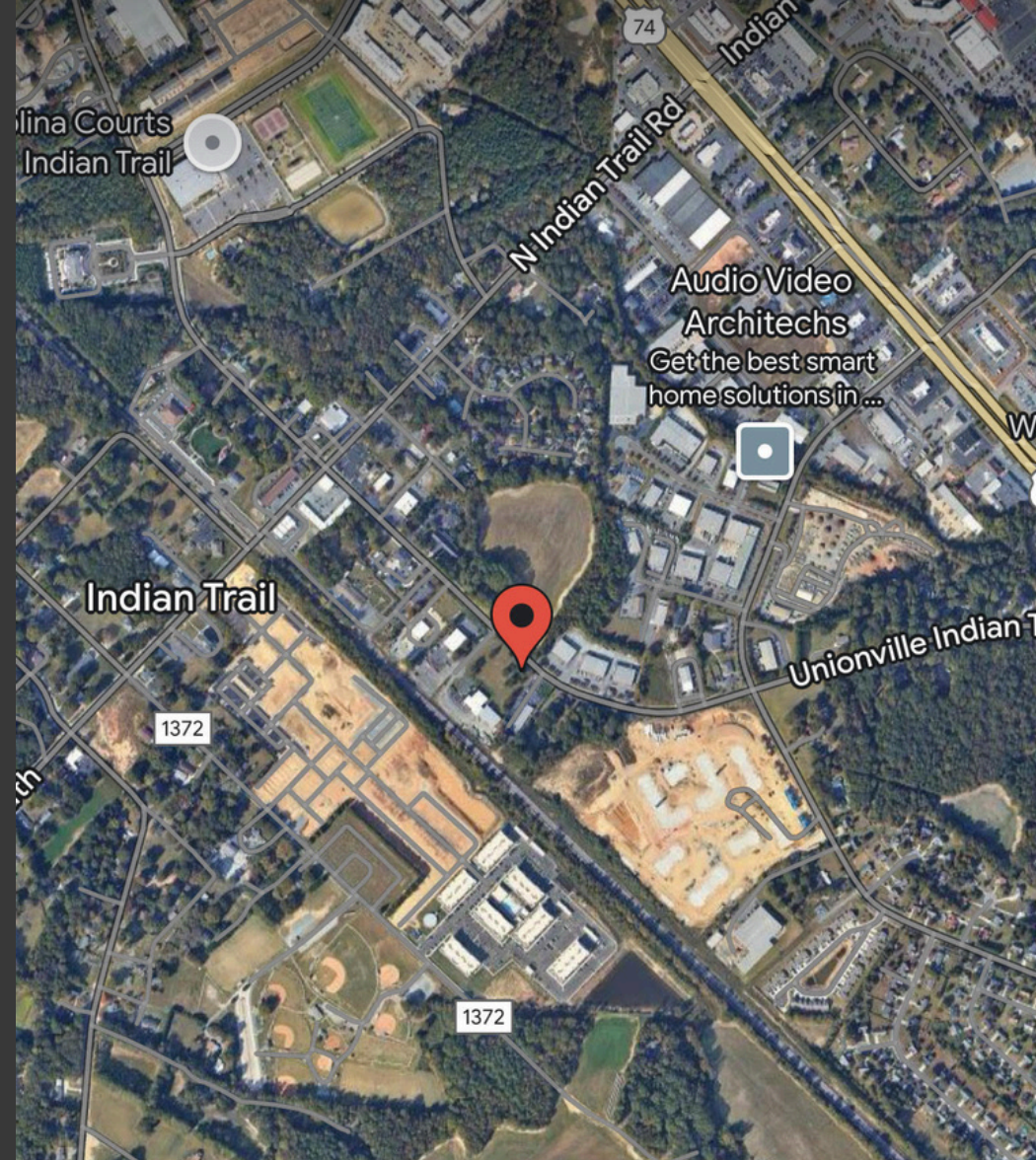
# 224 Unionville-Indian Trail Rd W Available for Lease

224 Unionville-Indian Trail Rd, Indian Trail, NC 28079 - this 12,000 SF industrial property is divided into four 3,000 SF units, each featuring 1,000 SF of office space and 2,000 SF of warehouse space. The building offers 22-foot clear ceiling heights, five dedicated parking spaces per unit, and a prime location near Highway 74 for easy access to major transportation routes.

Ideal for businesses needing a functional mix of office and warehouse space in a growing commercial area

## Property Details

<b>Address</b>	224 Unionville-Indian Trail Rd, Indian Trail, NC 28079
<b>Availability</b>	+/- 12,000 SF Available for Lease
<b>Units</b>	Four (4) units, each 3,000 SF (1,000SF office + 2,000SF warehouse)
<b>Ceiling Height</b>	21 FT
<b>Use</b>	Flex
<b>Parcel</b>	07105012C
<b>Zoning</b>	NBD - Neighborhood Business District
<b>Parking</b>	5 spaces per unit
<b>Traffic Counts</b>	Unionville-Indian Trail Rd W   6,400 VPD
<b>Lease Rate</b>	Email for Details



## Demographics

RADIUS	2 MILE	5 MILE	10 MILE
<b>2029 Population Projection</b>	20,949	130,994\$	468.803
<b>Household Income Median Avg</b>	\$7,881	46,592	\$171,510
<b>Household Income</b>	\$99,710	\$118,024	\$121,888
<b>Daytime</b>	11,409	42,367	131,399

# 4 UNITS AVAILABLE



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# Aerial View



Highway 74

Unionville-Indian Trail Road

Site



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IN SOUTHEAST

Contact for Details

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