

WEST SITE  
CURRENT CONSTRUCTION  
STATUS

Site  
Cleared

Pad Work  
Commenced

Pad  
Complete

Walls  
Tilted

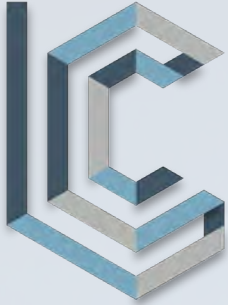
Roof Work  
Underway

Roof  
Installed

Paving  
Complete

Ready for  
Occupancy

BLDG  
2



# LINCOLN COMMERCE CENTER

1027 LINCOLN COMMERCE COURT  
DENVER, NC



**BUILDING 2 - READY FOR OCCUPANCY**

*±80,000 - 367,886 SF*



[WWW.LINCOLNCOMMERCECENTER.COM](http://WWW.LINCOLNCOMMERCECENTER.COM)

**CROW HOLDINGS**  
INDUSTRIAL



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# PHASE I: LCC WEST

3.7 ACRES OF  
OUTDOOR STORAGE

6 BAYS: 104,780 SF, 18 DH  
7 BAYS: 122,140 SF, 21 DH  
8 BAYS: 139,500 SF, 24 DH  
9 BAYS: 156,860 SF, 27 DH  
10 BAYS: 174,220 SF, 30 DH  
11 BAYS: 191,580 SF, 33 DH  
12 BAYS: 208,940 SF, 36 DH

3,549 SF

**BUILDING 2: ± 80,000-367,886 SF**

**DIMENSIONS: ±1,180' X 310'**

**CLEAR HEIGHT: 36'**

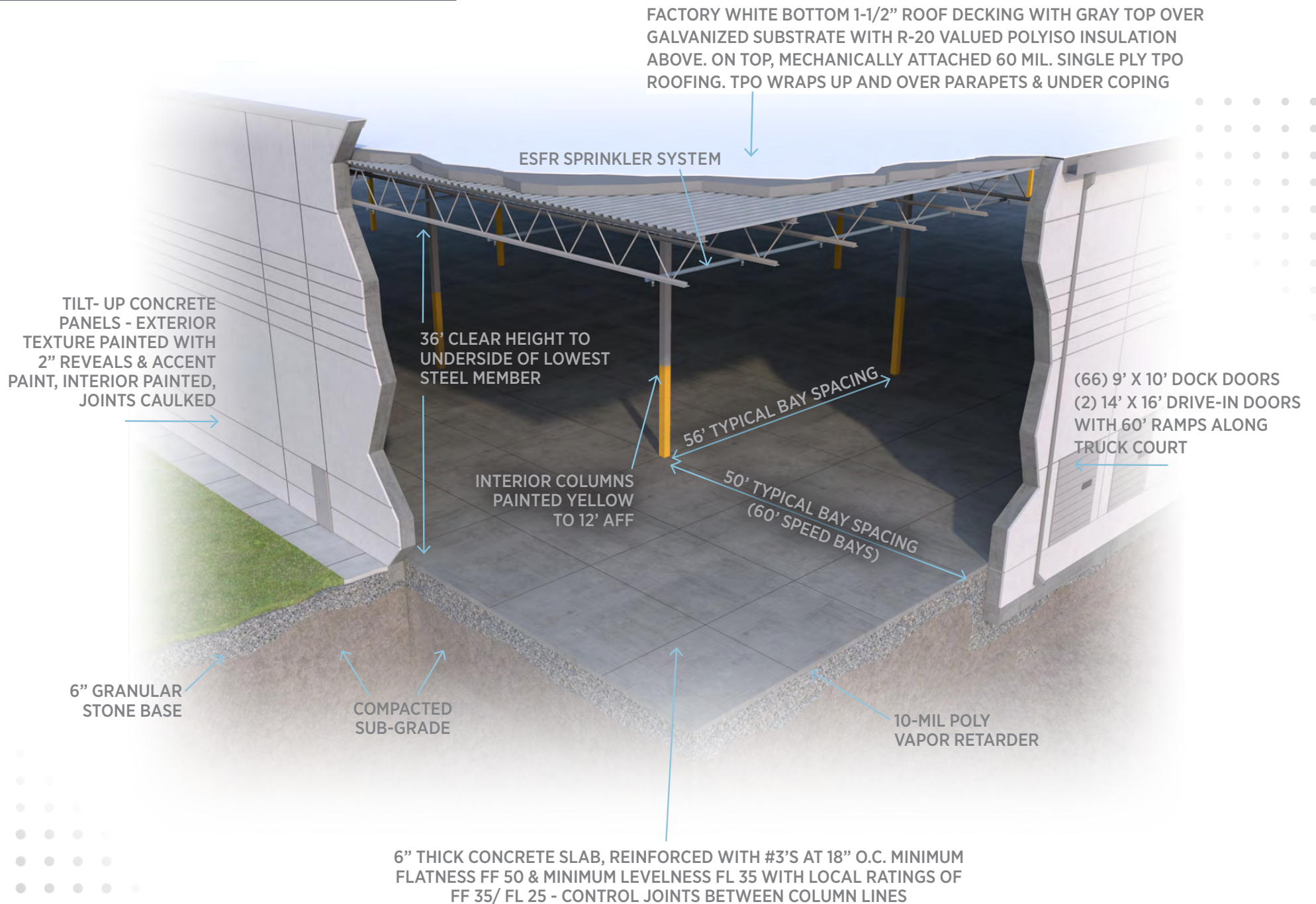
**COLUMN SPACING: 50' X 56'**

**STAGING BAY: 60'**

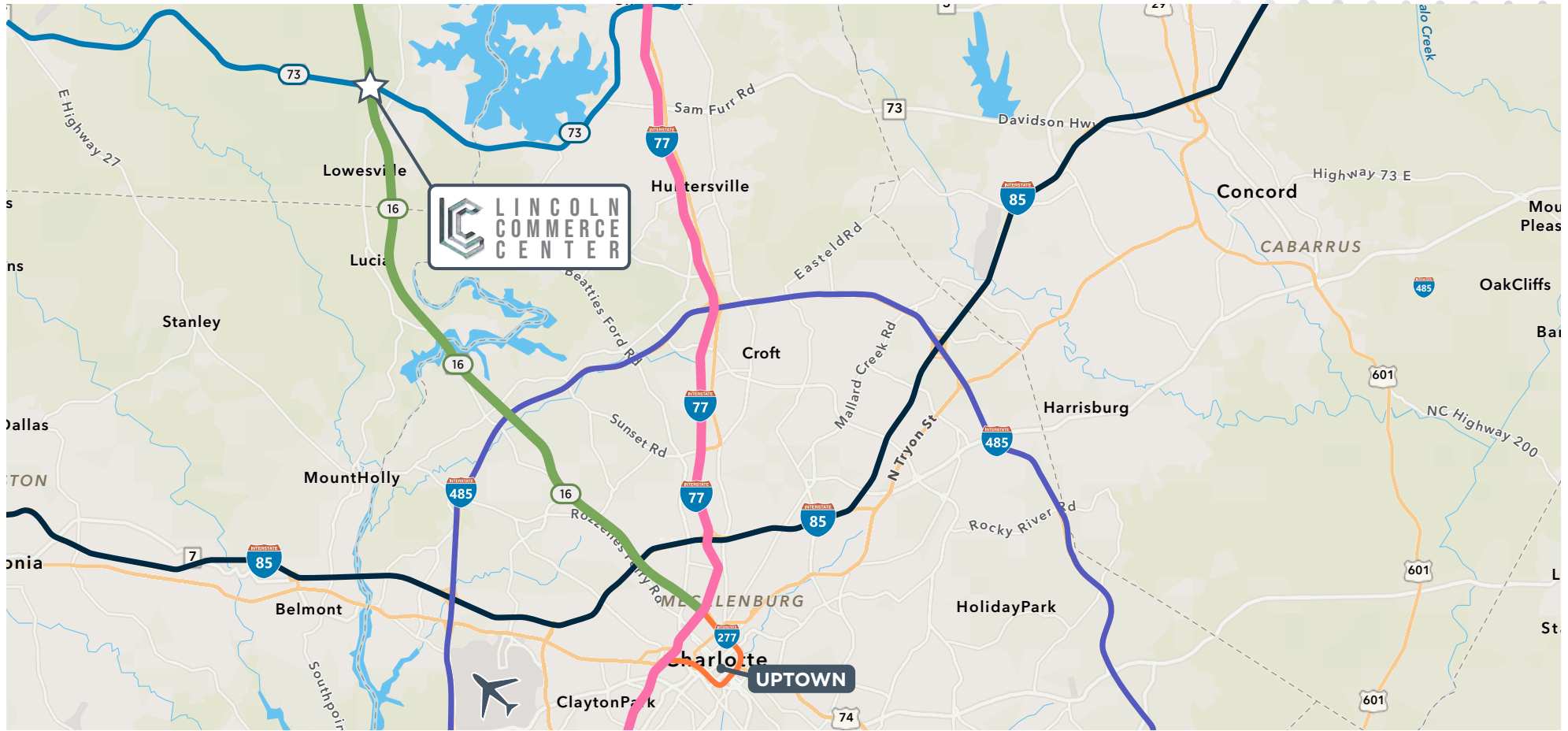
**LOADING: 66 DH - 2 DI**


**PARKING: 236 CAR 129 TRAILER**



# LCC WEST: BUILDING 2



# LCC: MAPS



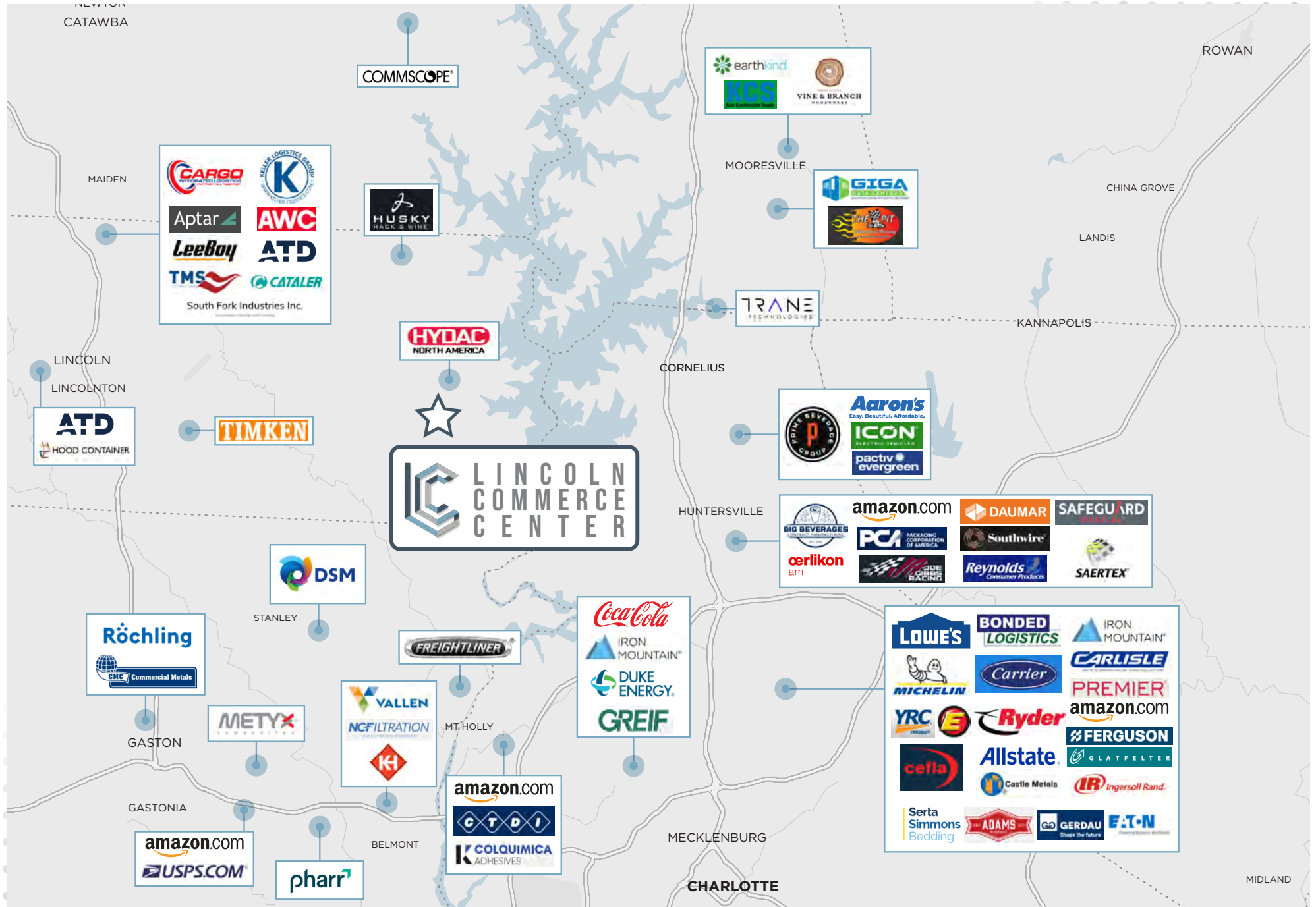
	MILES	DRIVE TIME
	19.2 MILES	26 MINS
<b>UPTOWN</b>	19.8 MILES	30 MINS

	MILES	DRIVE TIME
	8.6 MILES	18 MINS
	0.5 MILES	6 MINS

	MILES	DRIVE TIME
	10.7 MILES	15 MINS
	16.3 MILES	20 MINS
	18.5 MILES	29 MINS



# LCC: CORPORATE NEIGHBORS



# LCC: DEMOGRAPHICS



## POPULATION

	10 MILE	30 MILE	50 MILE
2010	120,122	1,907,008	2,997,320
2021	181,366	2,111,318	3,325,087
2026	199,831	2,271,993	3,552,900



## AVG. HOUSEHOLD INCOME

	10 MILE	30 MILE	50 MILE
AVG	\$127,717	\$94,362	\$90,317
MED	\$87,359	\$67,281	\$62,282



## # OF HOUSEHOLDS

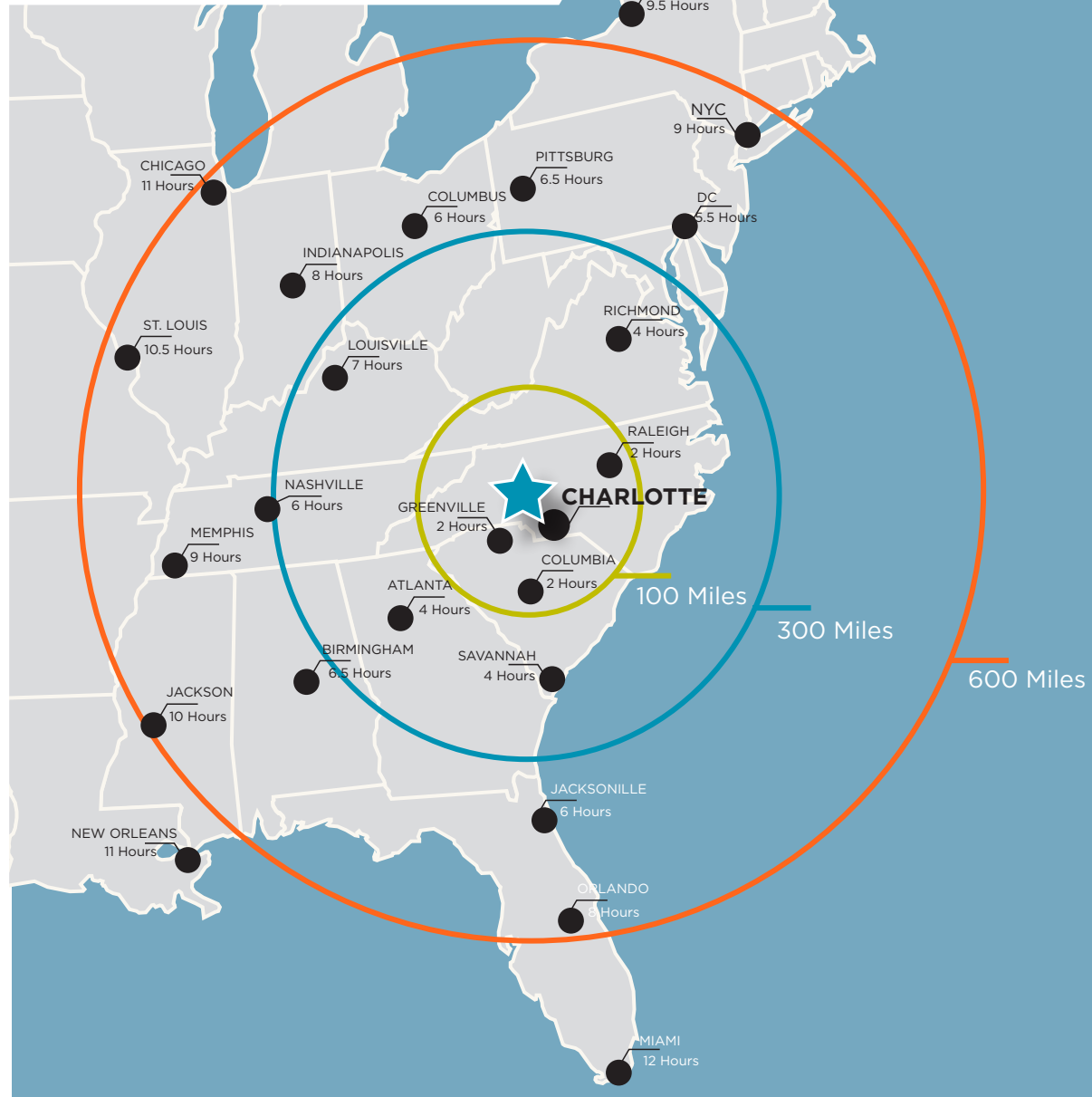
	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500



## LABOR

	10 MILE	30 MILE	50 MILE
EMPLOYEES	94,528	1,072,478	1,656,295

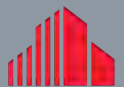
**53%** OF THE NATION'S POPULATION IS WITHIN A DAY'S DRIVE OF THE CHARLOTTE REGION



CROW HOLDINGS  
INDUSTRIAL



L I N C O L N  
C O M M E R C E  
C E N T E R



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WAKEFIELD

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