

4366 Burnwood Trail

DENVER, NC 28037

±4,409 - 8,818 SF WAREHOUSE
AVAILABLE FOR LEASE



REDPART.COM

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

PARKER TOWNSEND

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Executive Summary

PROPERTY DETAILS:

Address: 4366 Burnwood Trail,
Denver, NC 28037

Available SF: $\pm$ 4,491 – 8,818 SF

Zoning: ELDD I-G

Asking Rate: **\$12/PSF NNN for 8,818 SF**
\$15/PSF NNN for 4,409 SF

KEY HIGHLIGHTS:

- $\pm$ 4,409 – 8,818 SF Available
- $\pm$ 0.64 Acres
- Office Buildout in each suite
- 1 Drive in Door per suite
- Zoning – ELDD I-G



OPPORTUNITY DETAILS:

This **$\pm$ 8,818 SF building** sits on approximately **0.64 acres** and combines functional warehouse space with an office component ideal for administrative or customer-facing operations. Ownership will consider leases for the entire building or would subdivide for qualified Tenants. The building features **two drive-in doors, or one per suite, along the side of the structure**. Office elements are available on each end of the building, or in each suite.

Located **just off NC 16 Business**, the property benefits from easy accessibility and the opportunity for signage on a high daily traffic count road. Denver, NC continues to see **significant growth driven by residential and commercial development**, drawing both local businesses and companies expanding from the Charlotte metro area.

The site offers **excellent connectivity to regional highways**—NC 16 provides direct access south into **Charlotte (approximately 25 miles)** and **north toward Newton and Hickory**. Nearby interchanges with NC 150 and NC 73 allow efficient access to **I-485, I-77, and I-40**, placing the property within convenient reach of major logistics routes, Lake Norman, and the broader Piedmont region.





Location Map

4366 BURNWOOD TRAIL, DENVER, NC 28037 | 5



	NAME	CATEGORY
1	4366 Burnwood Trail	Subject Site
2	Fresh Market Produce Denver	Grocery & Retail
3	American Marine Liquidators	Marine & Outdoor
4	Lake Norman Boat Dock Marina	Marine & Outdoor
5	The Turn Sports Lounge	Recreation & Nightlife
6	Jimador Mexican Grill	Restaurants & Dining
7	Taco Bell / KFC	Restaurants & Dining
8	Food Lion	Grocery & Retail
9	Hardee's	Restaurants & Dining
10	Burger King	Restaurants & Dining
11	Bojangles	Restaurants & Dining
12	Peoples Bank	Banks & Financial
13	CVS	Grocery & Retail
14	Catawba County ABC Store	Grocery & Retail
15	Walgreens	Grocery & Retail
16	Fifth Third Bank & ATM	Banks & Financial
17	FedEx OnSite	Services & Logistics
18	Untouchables Burgers Bakers and Pizza Makers	Restaurants & Dining
19	L.O.V. Home Decor & More	Grocery & Retail
20	Dollar General	Grocery & Retail
21	The Rec	Recreation & Nightlife
22	Extra Space Storage	Services & Logistics
23	Ace Hardware Home Services	Grocery & Retail
24	Kay's Learning Academy	Education & Childcare
25	All Granite	Services & Logistics
26	The Cove Church Denver Campus	Religious & Community
27	Denver Mini Storage	Services & Logistics
28	Nickoles Automotive Repair	Services & Logistics
29	UNB Customs	Services & Logistics



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.



LAKE NORMAN

Lake Norman is the largest man-made lake in North Carolina and a centerpiece of recreation for the Denver area. It offers boating, fishing, paddleboarding, and lakeside dining, attracting both locals and visitors year-round. The surrounding marinas, parks, and trails make it ideal for weekend getaways and outdoor activities.

BEATTY'S FORD PARK

Located along the western edge of Lake Norman, Beatty's Ford Park features scenic lake views, a public boat launch, picnic shelters, walking trails, and playgrounds. It's a favorite spot for families, outdoor enthusiasts, and boaters looking to enjoy a relaxed setting close to town.

ROCK SPRINGS NATURE PRESERVE

Rock Springs Nature Preserve provides a peaceful natural escape just minutes from central Denver. The park includes wooded hiking trails, open green space, a playground, and a covered pavilion—making it a great spot for walking, bird-watching, or enjoying a quiet afternoon outdoors.



POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	799	8,728	24,746
2024 Population	896	9,733	29,253
2029 Population Projection	999	10,966	33,234
Annual Growth 2020 to 2024	3.0%	2.9%	4.6%
Annual Growth 2024 to 2029	2.3%	2.5%	2.7%
Median Age	42.5	43.6	45.1
Bachelor's Degree or Higher	27%	25%	31%
U.S. Armed Forces	0	0	0

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	311	3,458	9,681
2024 Households	350	3,867	11,477
2029 Household Projection	391	4,361	13,037
Annual Growth 2020 to 2024	3.3%	2.7%	3.7%
Annual Growth 2024 to 2029	2.3%	2.6%	2.7%

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$87,428	\$92,043	\$113,172
Median Household Income	\$62,845	\$66,095	\$83,775



29,253

2024 POPULATION
(5 Miles)



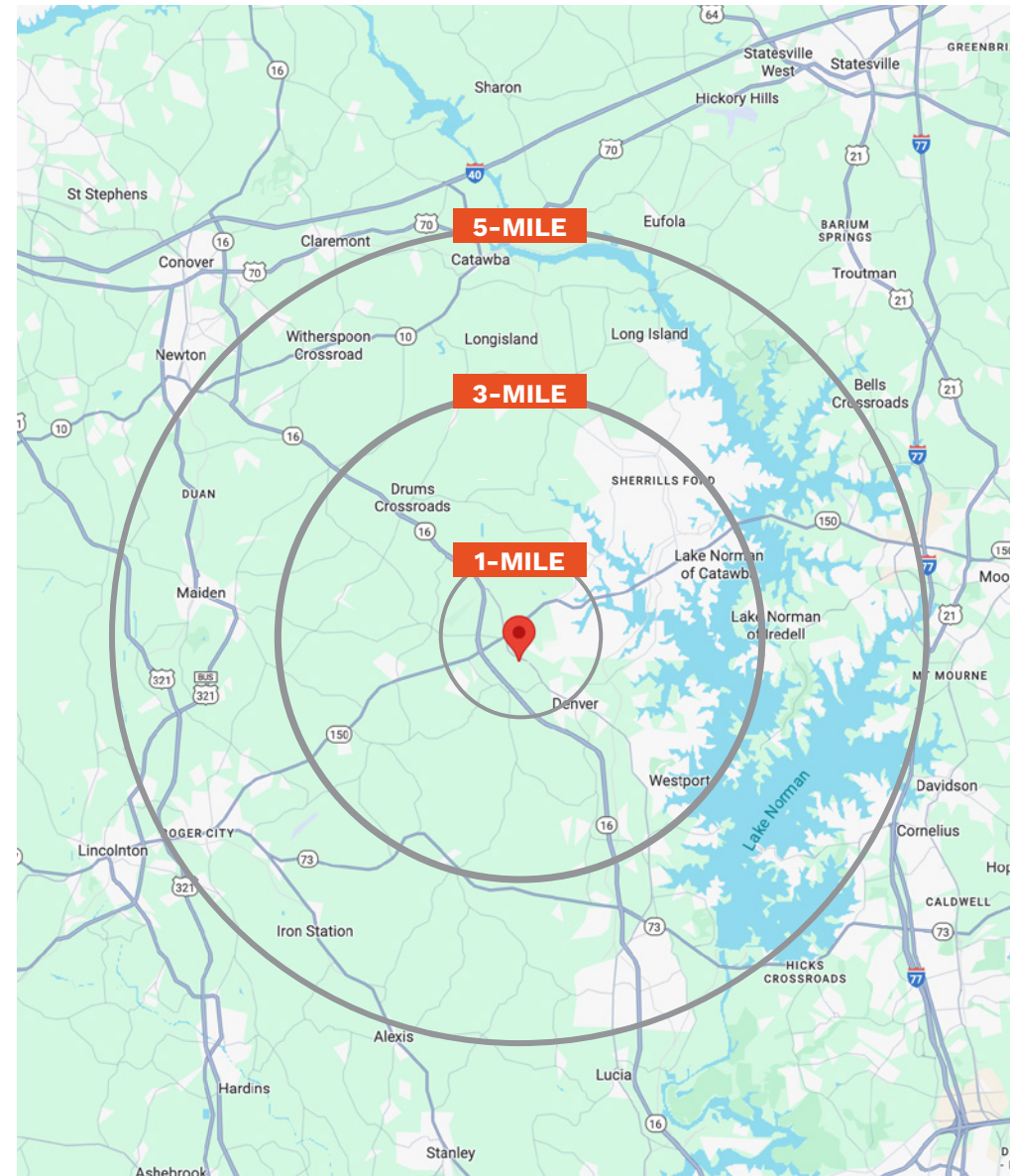
11,477

2024 HOUSEHOLDS
(5 Miles)



\$113,172

AVERAGE HOUSEHOLD
INCOME (5 Miles)





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