

8734553087

278

248

8734544995

8734547608

Commercial Industrial FOR SALE

OFFERING MEMORANDUM | 248 WEST FRANKLINVILLE STREET | STALEY, NC

8734543569

Exclusively Listed by

Roger Abbott - Commercial Broker/REALTOR® | (336) 264-3204 | rogerabbott@kwcommercial.com

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | BURLINGTON
2280 S. Church Street, Suite 206
Burlington, NC 27215

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Table of Contents



01 - Property Information

Executive Summary	4
Property Photos	5

02 - Location Information

Regional Map	7
Location Maps	8
Aerial Map	9
Business Map	10
Demographics	11

03 - Agent Profile

Professional Bio	13
Disclaimer	14

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



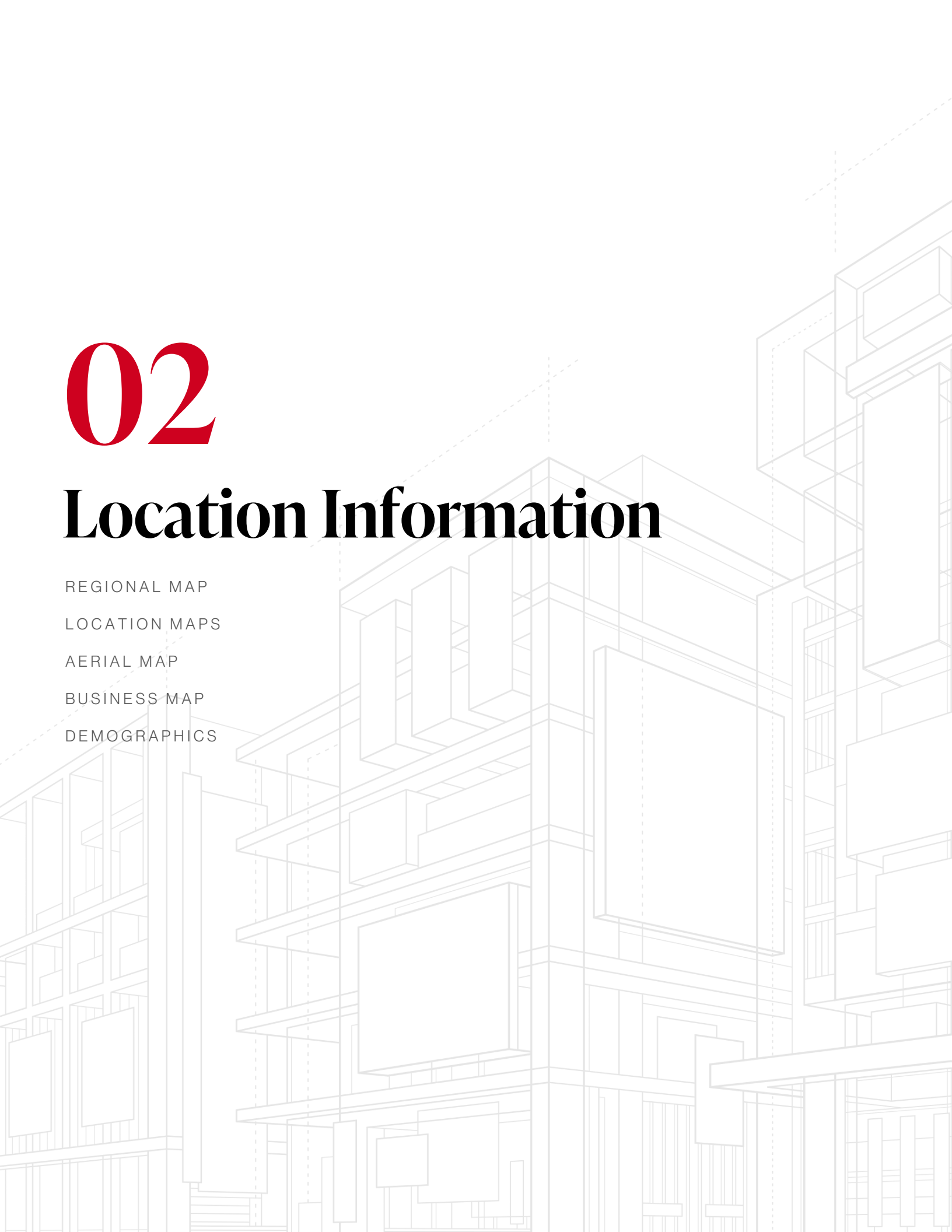
Property Overview

Property Highlights

Price:	\$599,000
Building SF:	18,100
Price / SF:	\$33
Occupancy:	Occupied
Lot Size:	117,612 SF
Power:	200 Amp
Rail Access:	No
Truck Door:	3
Warehouse SF:	18,100
Yard:	2.70

Property Photos



A detailed architectural line drawing of modern, multi-story buildings with various rectangular volumes and setbacks, creating a complex urban skyline. The drawing is rendered in thin, light gray lines on a white background.

02

Location Information

REGIONAL MAP

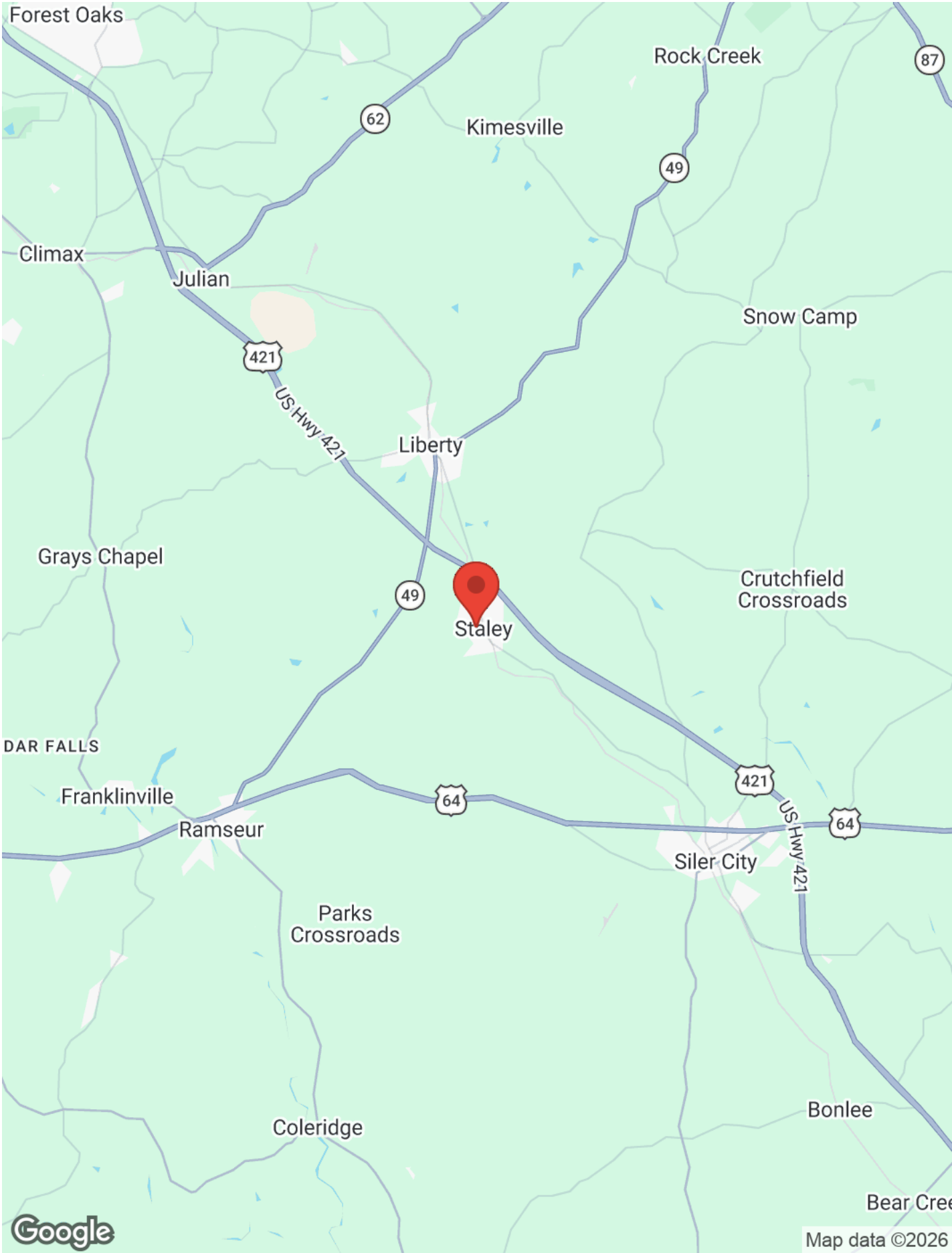
LOCATION MAPS

AERIAL MAP

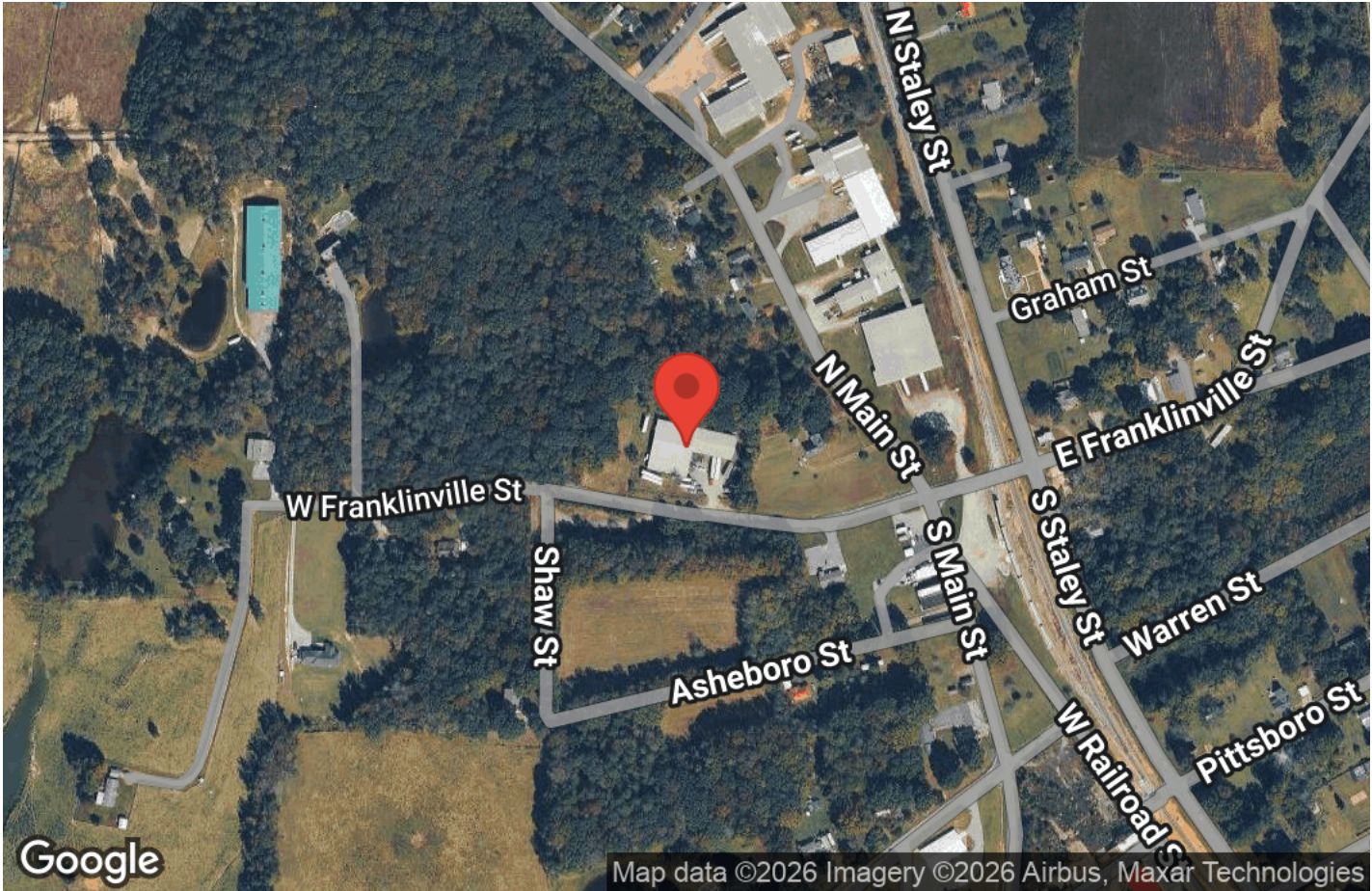
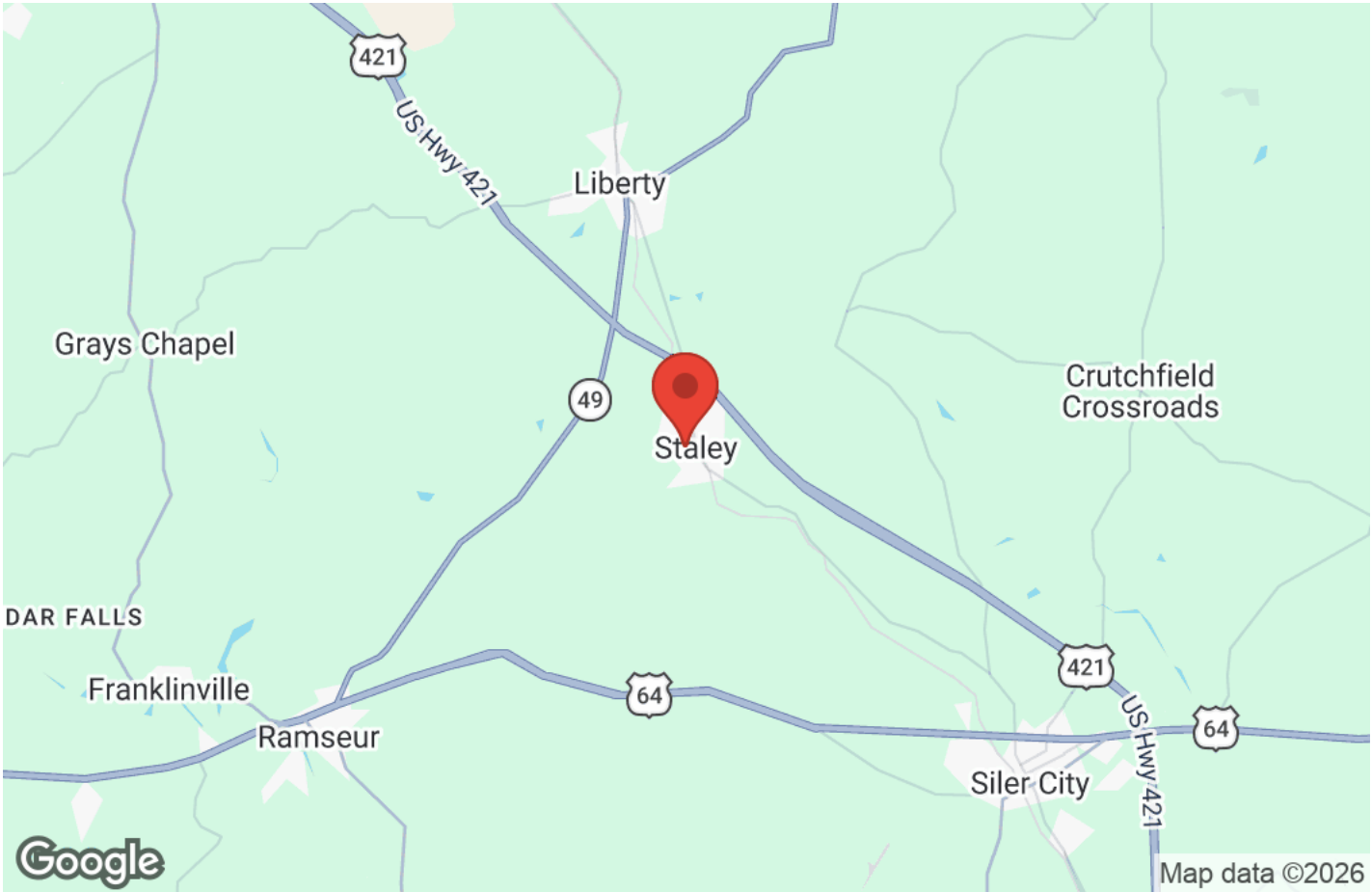
BUSINESS MAP

DEMOGRAPHICS

Regional Map



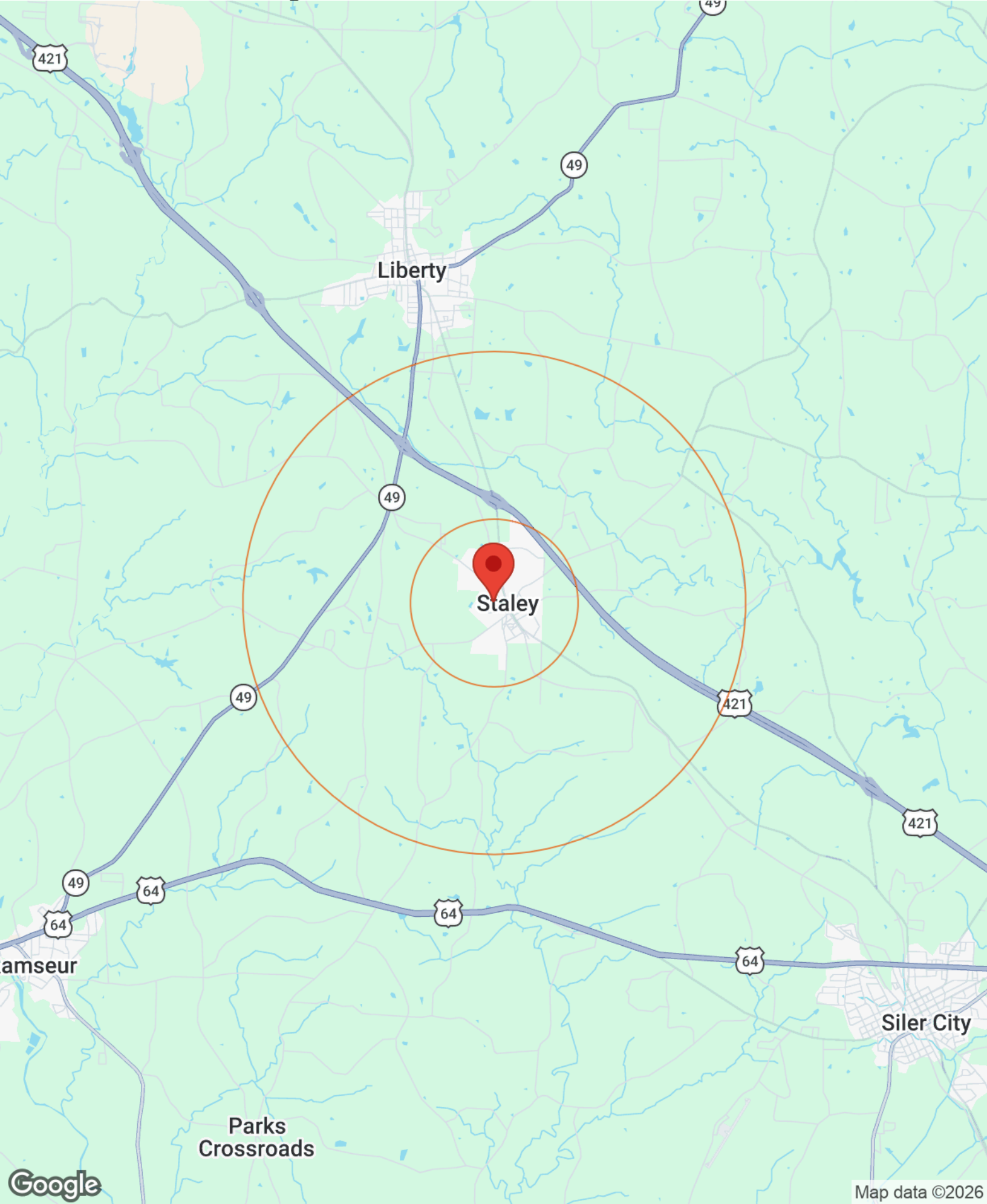
Location Maps



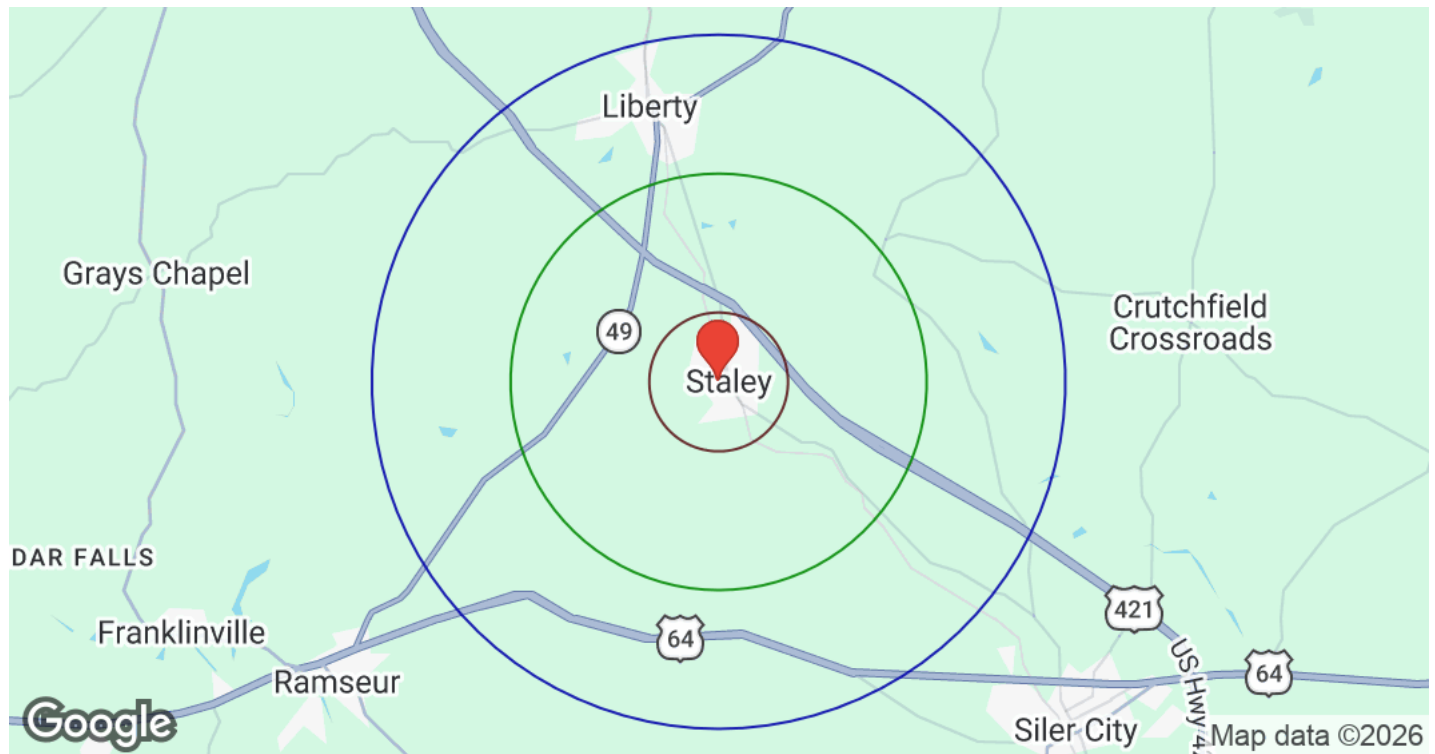
Aerial Map



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	266	1,220	4,301
	Female	270	1,239	4,404
	Total Population	536	2,459	8,705
Race / Ethnicity	White	396	1,817	6,085
	Black	58	252	1,064
	Am In/AK Nat	1	6	27
	Hawaiian	N/A	N/A	N/A
	Hispanic	68	320	1,306
	Asian	3	13	50
	Multiracial	10	47	168
	Other	1	3	5
Housing	Total Units	237	1,097	3,884
	Occupied	221	1,015	3,570
	Owner Occupied	168	779	2,605
	Renter Occupied	53	236	965
	Vacant	16	82	314
Age	Ages 0 - 14	94	416	1,460
	Ages 15 - 24	57	282	1,106
	Ages 25 - 54	207	919	3,184
	Ages 55 - 64	71	348	1,203
	Ages 65+	108	495	1,752
Income	Median	\$69,689	\$70,561	\$66,027
	Under \$15k	18	74	323
	\$15k - \$25k	14	64	305
	\$25k - \$35k	10	69	345
	\$35k - \$50k	12	67	341
	\$50k - \$75k	79	311	866
	\$75k - \$100k	48	220	628
	\$100k - \$150k	29	128	415
	\$150k - \$200k	8	46	196
	Over \$200k	2	35	151



03

Agent Profile

PROFESSIONAL BIO

DISCLAIMER

Professional Bio



I am a licensed commercial real estate broker with 6 years of experience. I help people buy and sell buildings and land for business use all across North Carolina. I am professional, friendly, and always ready to listen. I work hard to understand what my clients need and make sure they get the best deal.

Whether you are selling a property or looking to buy one, I am here to help you every step of the way. I know the market, I stay competitive, and I always put my clients first. My goal is to make the process simple, clear, and successful for you.

Roger Abbott

Commercial Broker/REALTOR®

(336) 264-3204
rogerabbott@kwcommercial.com
318076, North Carolina

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Roger Abbott - Commercial Broker/REALTOR®

☎ (336) 264-3204

✉ rogerabbott@kwcommercial.com

📍 318076, North Carolina

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

For All of your Commercial Call Today!

OFFERING MEMORANDUM | 248 W FRANKLINVILLE NC | STALEY, NC

Exclusively Listed by

Roger Abbott - Commercial Broker/REALTOR®

☎ (336) 264-3204

✉ rogerabbott@kwcommercial.com

📍 318076, North Carolina

KW Commercial | Burlington

2280 S. Church Street, Suite 206

Burlington, NC 27215

Each Office is Independently Owned and Operated



8734547608

www.kwcommercial.com

8734543569