

**CUSHMAN &
WAKEFIELD**

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STRATEGIC
REAL ESTATE PARTNERS, LLC

MOORESVILLE, NC NORTH CHARLOTTE COMMERCE CENTER

NORTH CHARLOTTE COMMERCE CENTER



PROPERTY SUMMARY



±710,640
SQUARE FEET



40'
CLEAR HEIGHT



±176
DOCKS



Q2 2023
AVAILABILITY



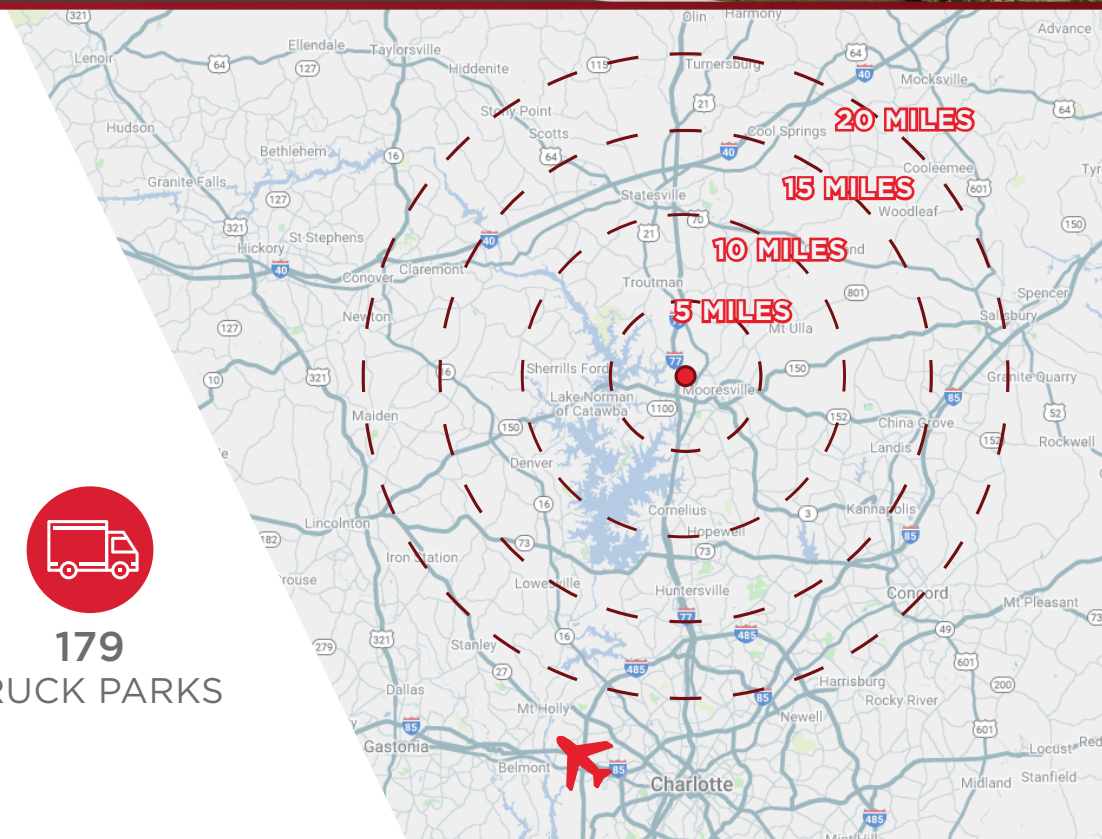
4
DRIVE INS



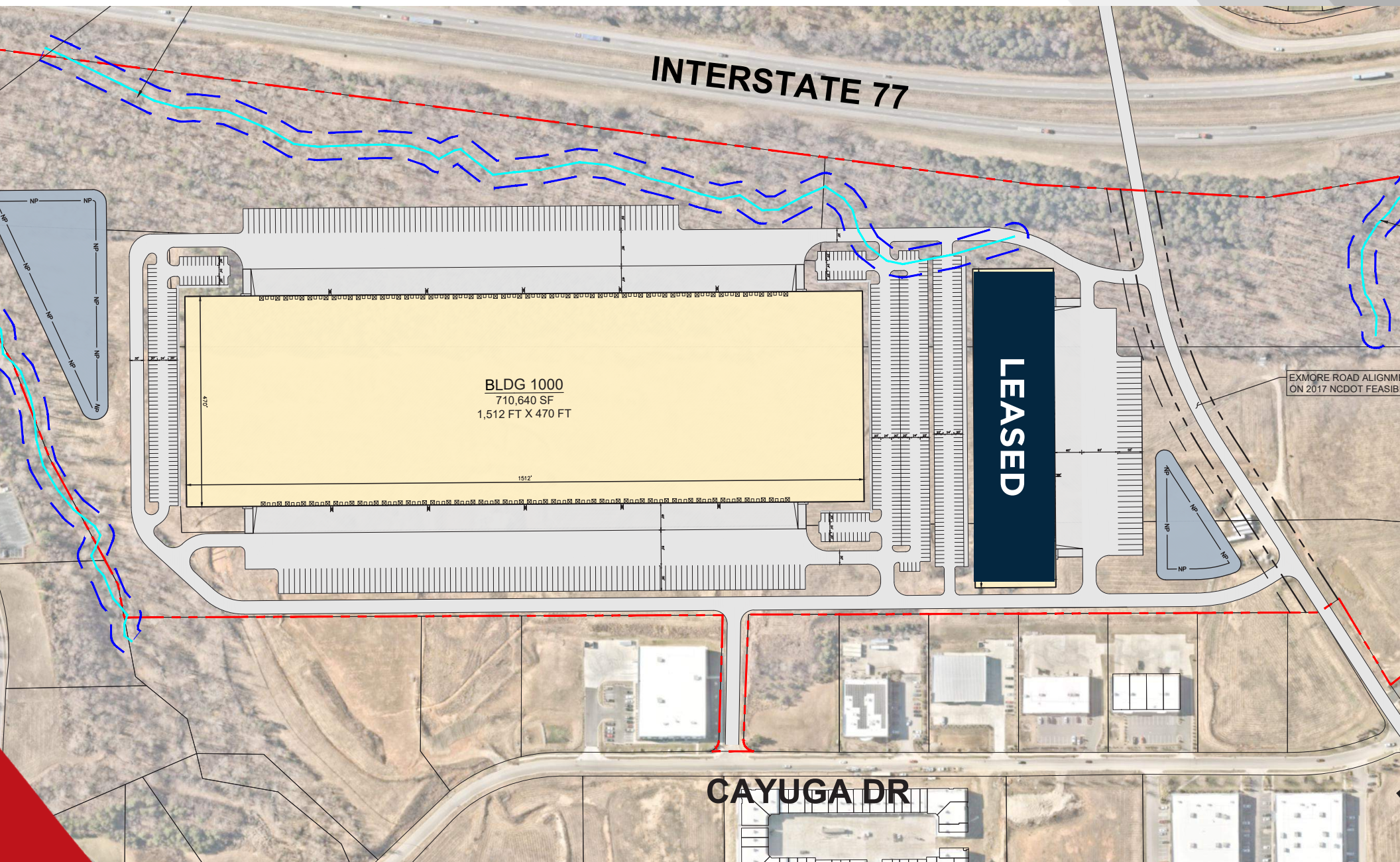
460
CAR PARKS



179
TRUCK PARKS



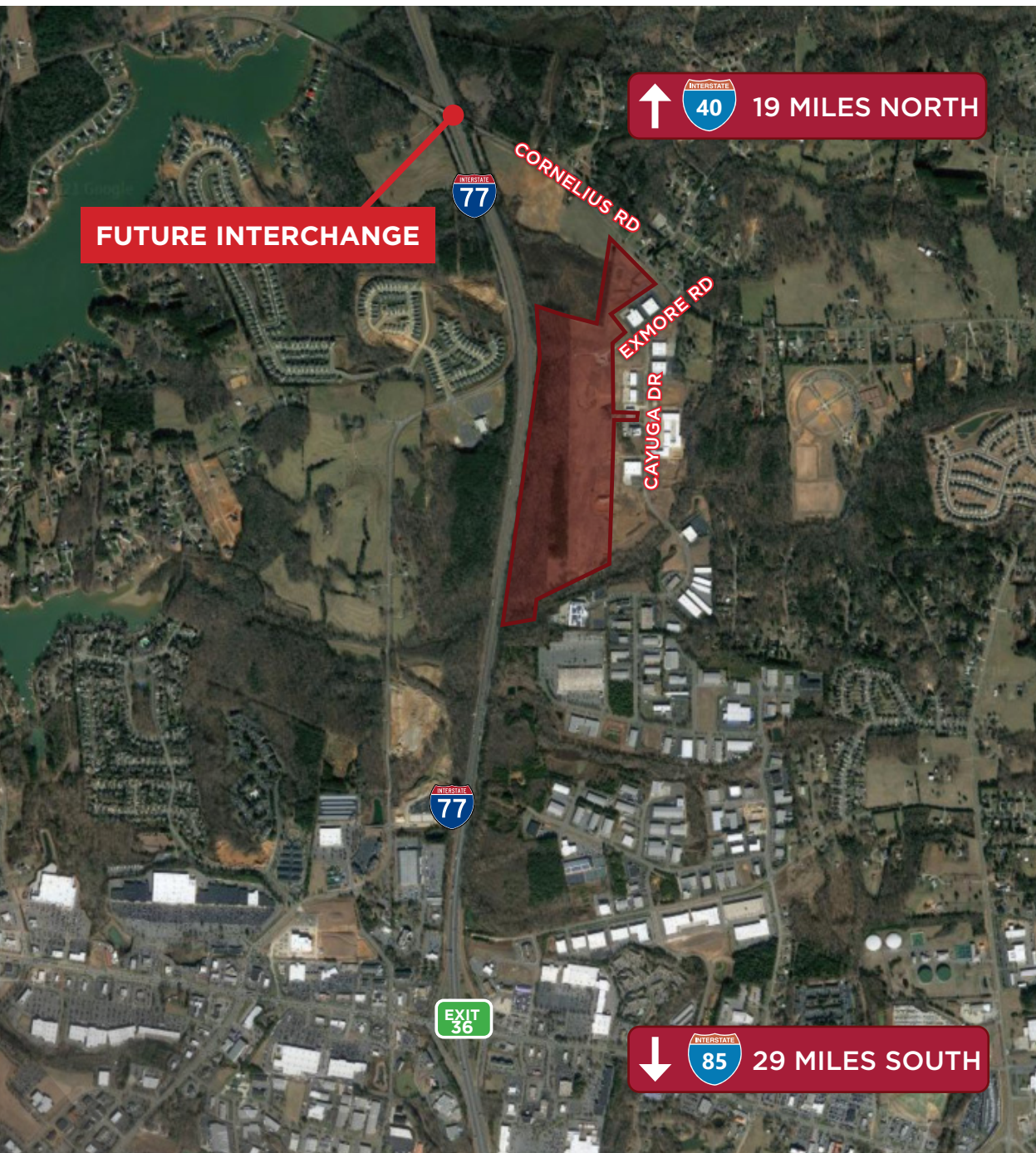
SITE PLAN: ±710,640 SF



NORTH CHARLOTTE COMMERCE CENTER



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POPULATION

| | 2 MILE | 5 MILE | 10 MILE |
|------|--------|--------|---------|
| 2010 | 9,434 | 54,265 | 127,731 |
| 2021 | 12,130 | 69,376 | 161,304 |
| 2026 | 13,198 | 75,426 | 174,302 |



AVG. HOUSEHOLD INCOME

| | 2 MILE | 5 MILE | 10 MILE |
|-----|----------|-----------|-----------|
| AVG | \$88,726 | \$104,537 | \$115,296 |
| MED | \$70,358 | \$81,416 | \$87,347 |



OF HOUSEHOLDS

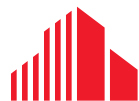
| | 2 MILE | 5 MILE | 10 MILE |
|------|--------|--------|---------|
| 2010 | 3,752 | 20,742 | 48,658 |
| 2021 | 4,805 | 26,559 | 61,417 |
| 2026 | 5,226 | 28,885 | 66,381 |



LABOR

| | 2 MILE | 5 MILE | 10 MILE |
|------------|--------|--------|---------|
| Employees | 12,673 | 33,669 | 59,442 |
| Businesses | 1,352 | 3,938 | 7,232 |

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