



NEW RETAIL/BUSINESS CENTER

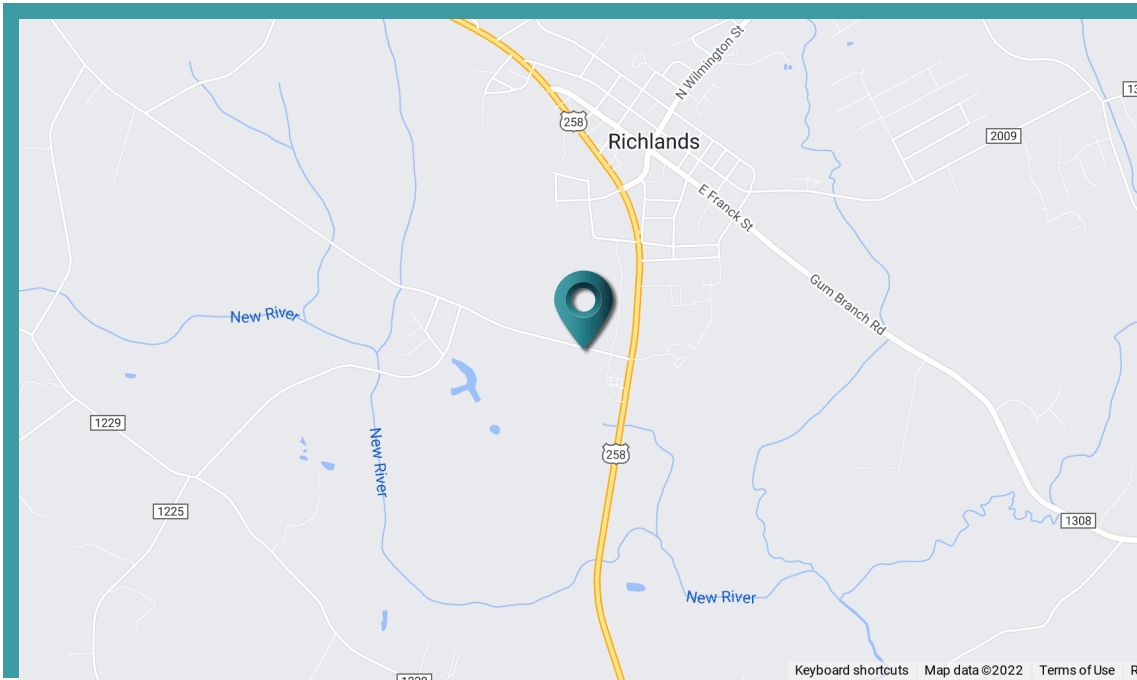
MARTIN ARAGONA
MASON WATKINS

FOR LEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpccommercial.com



**Sun Coast
Partners**
COMMERCIAL



137 Koonce Fork Road Richlands, NC 28574

AVAILABLE SPACE*	1,000 - 1,250 SF
LEASE RATE	\$17 PSF
LEASE TYPE	NNN
UPFIT ALLOWANCE	\$10 PSF
BUILDING SIZE	\$8,500 SF
NUMBER OF UNITS	8

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

Dayspring Plaza, is a new Retail/Business center located right off Hwy 24 in Richlands. This location is in the middle of new business growth, conveniently located across from 2 schools and close to Downtown.

An ideal spot for Retail Shops & Business Offices. The two end units are designed for potential restaurants.

5 Units:

- A is 1,250+/- HSF
- B, C, F and G are 1,000+/- HSF
- Also, Unit A is designed for grease traps, for potential restaurant use.

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910 389 8478
martin.aragona@scpcommercial.com

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704 6614077
mason.watkins@scpcommercial.com



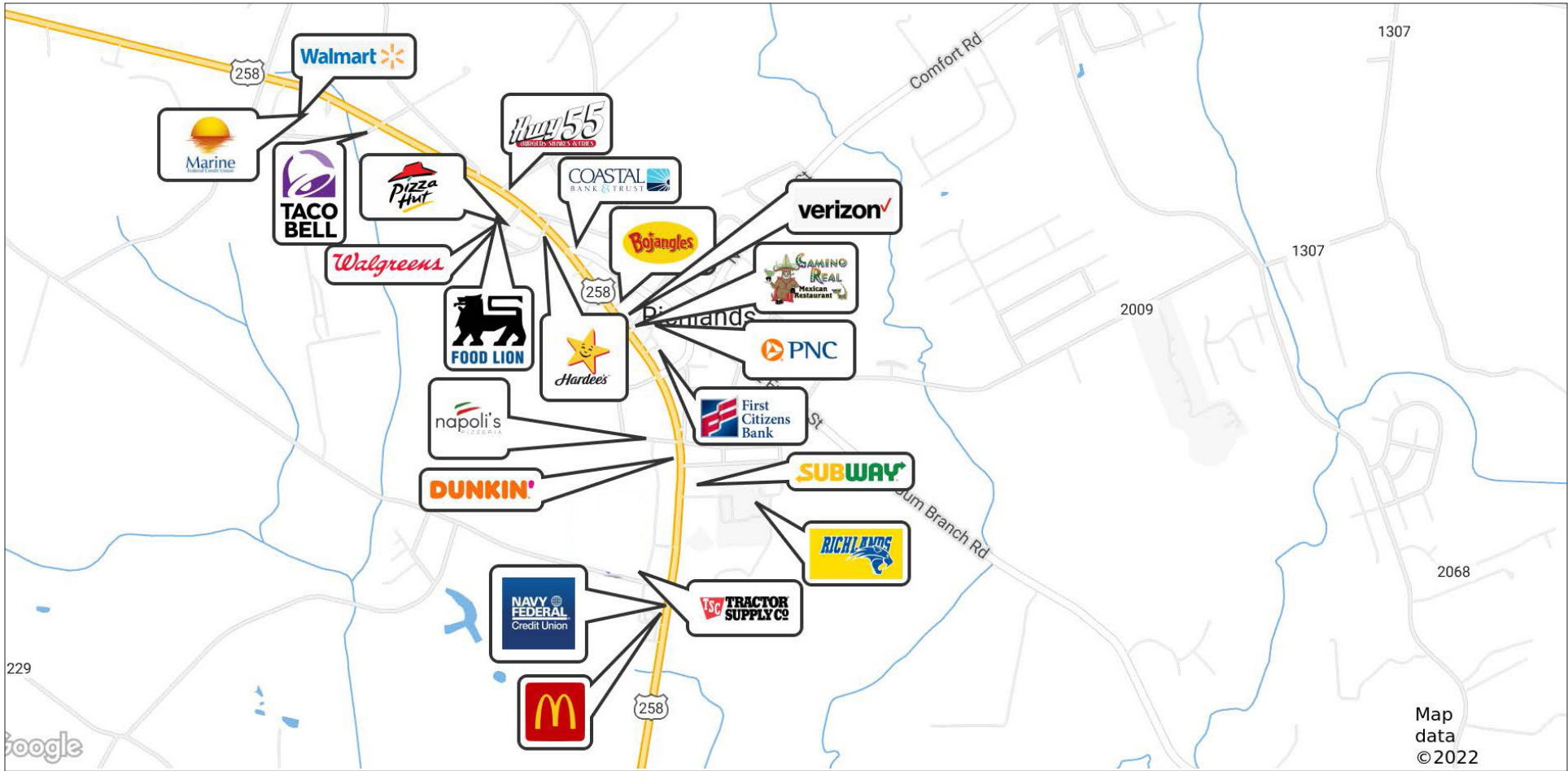


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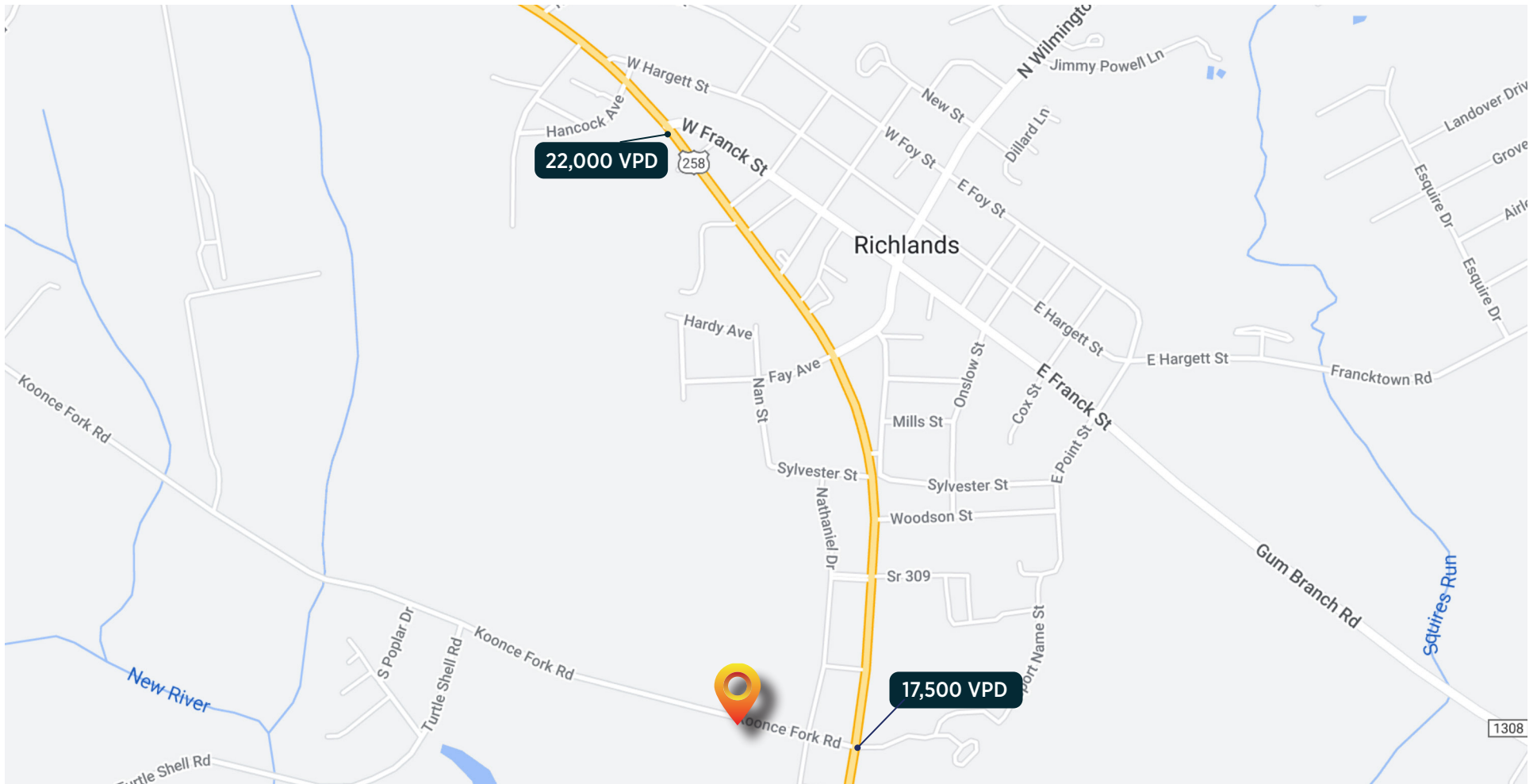


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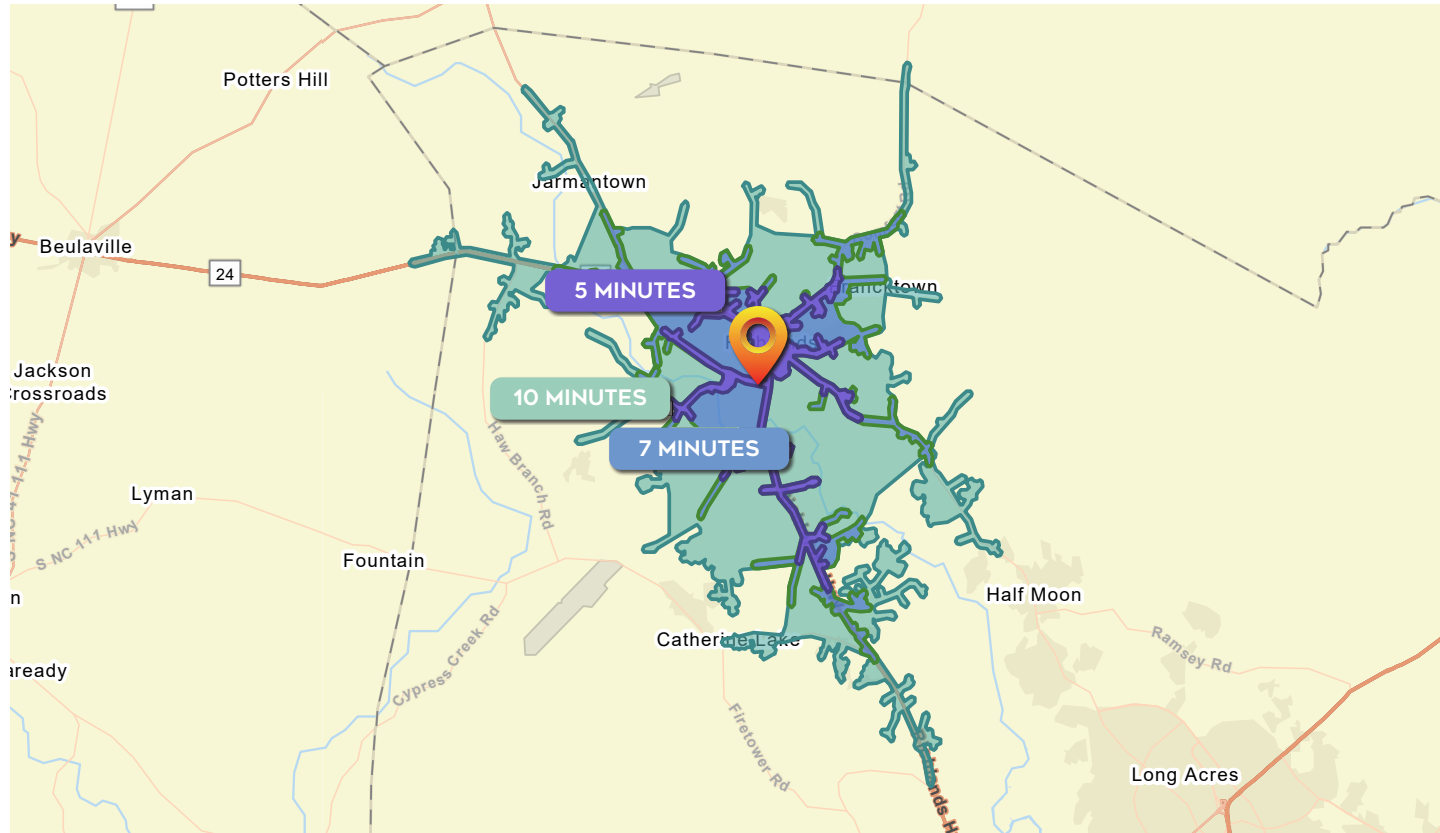
TRAFFIC COUNTS

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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	1,227	3,841	11,469
Average Age	35.1	33.9	33.1
Households	508	1,342	4,089
Average HH Size	2.41	2.85	2.80
Median HH Income	\$46,480	\$52,196	\$52,593
Average HH Income	\$66,660	\$74,491	\$73,374
Per Capita Income	\$25,870	\$27,298	\$26,293

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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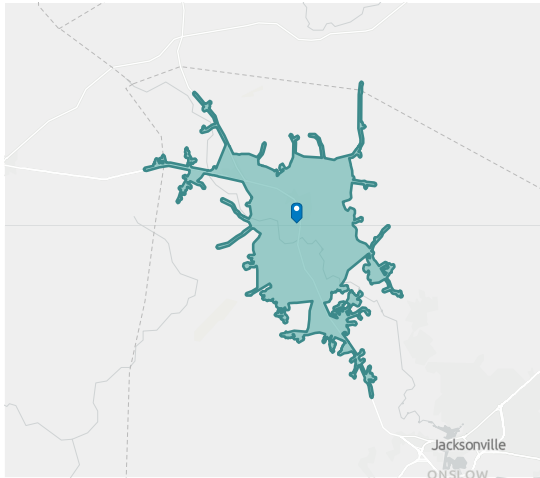
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POPULATION TRENDS - 10 MINUTE RADIUS

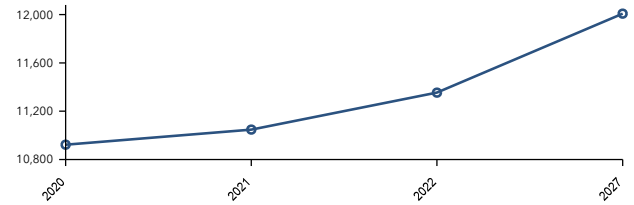
137 Koonce Fork Rd, Richlands, North Carolina, 28574
Drive time of 10 minutes

11,354	3,992	2.83	32.9	\$50,597	\$177,774	42	134	57
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

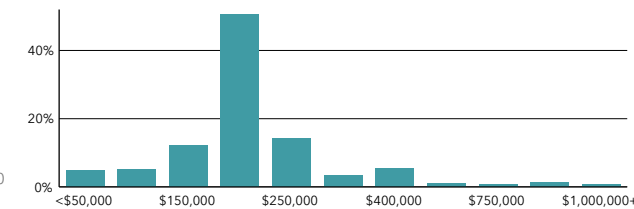
MORTGAGE INDICATORS



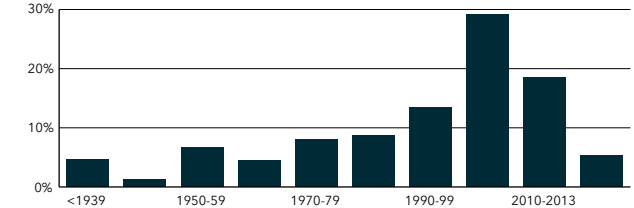
Historical Trends: Population



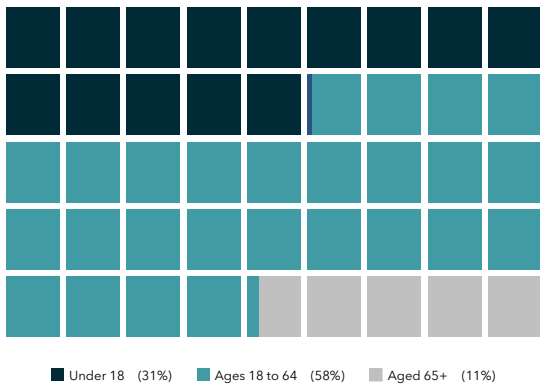
Home Value



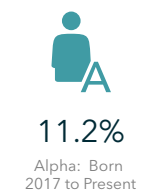
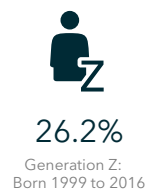
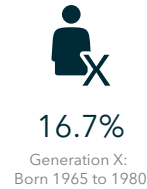
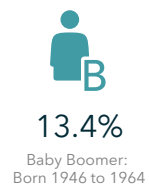
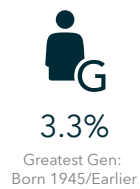
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



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This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2016-2020 © 2022 Esri

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