



OFFICE SPACE

FOR LEASE

6405 Wilkinson Boulevard | Belmont

ZACH DANIEL

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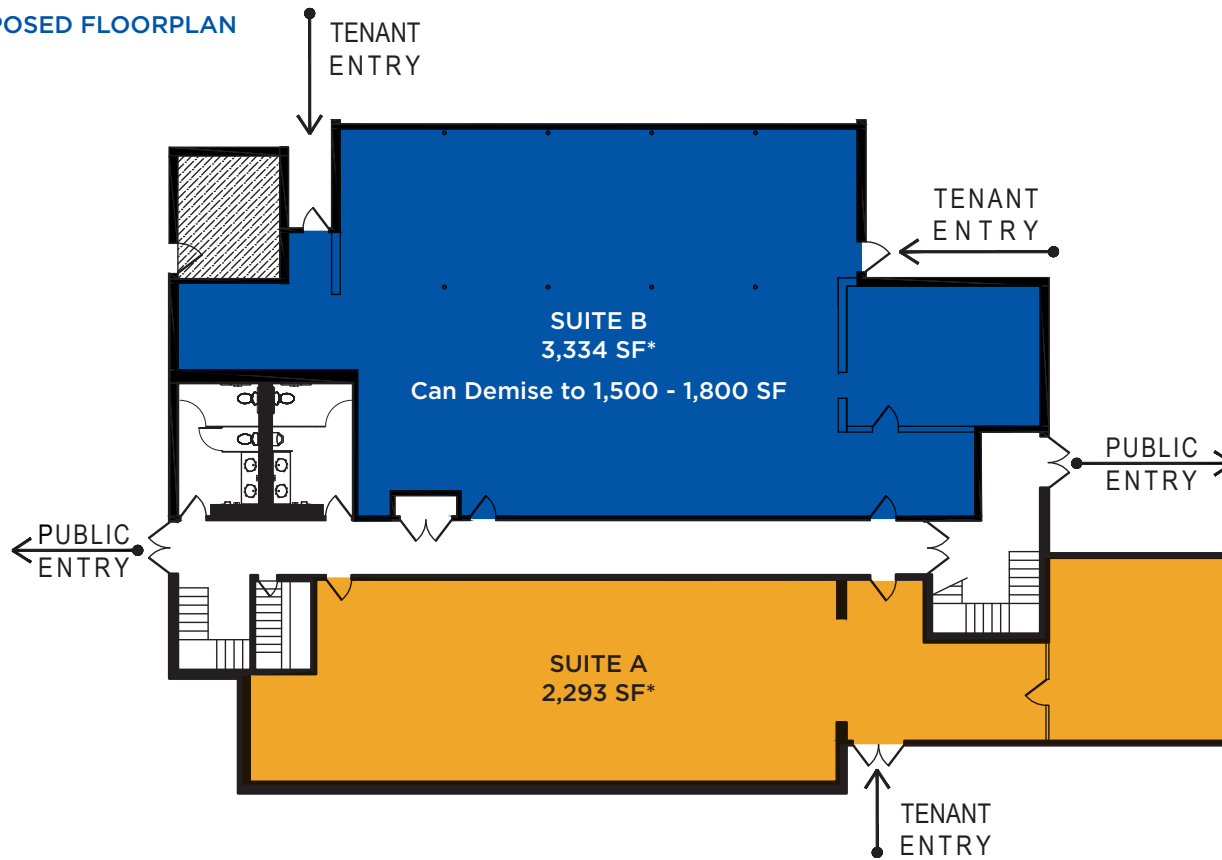


**COLDWELL
BANKER
COMMERCIAL**

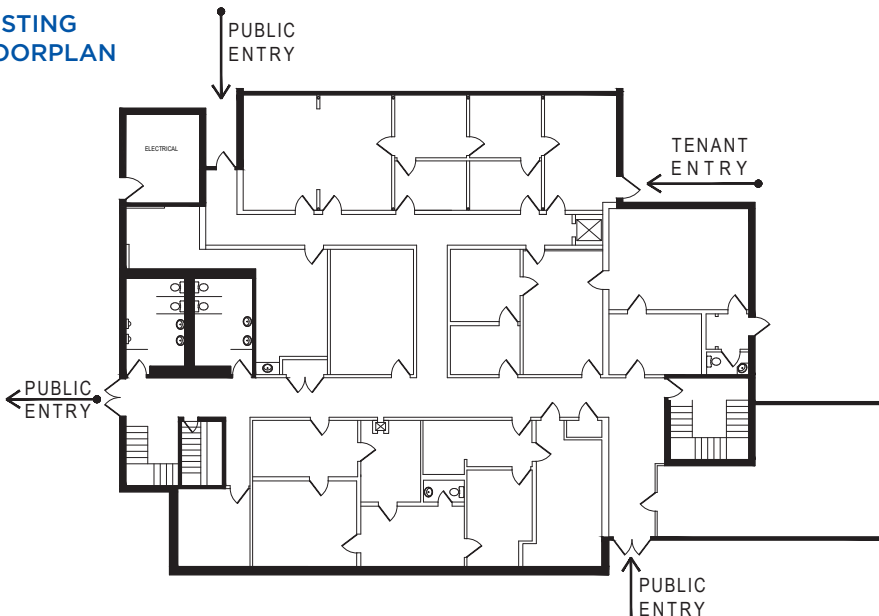
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Great office space available fronting the heavily trafficked Highway 74/29, less than a block from Main Street.

PROPOSED FLOORPLAN



EXISTING FLOORPLAN



PROPERTY INFORMATION

Suite A: +/- 2,293 SF*

Suite B: +/- 3,334 SF*

Can demise to 1,500 - 1,800 SF

TOTAL: Spaces can be combined for up to 5627 SF*

FEATURES

- Future exterior and interior renovations
- Ground floor suites
- New private entrances to every suite
- Common hall/bathrooms (to be renovated)
- Excellent visibility/accessibility to Wilkinson and I-85
- Close to shops/dining/entertainment
- TIA package available

LEASE RATE

- Call Broker for details
- Full Service Rate- Tenant to pay for phone/data

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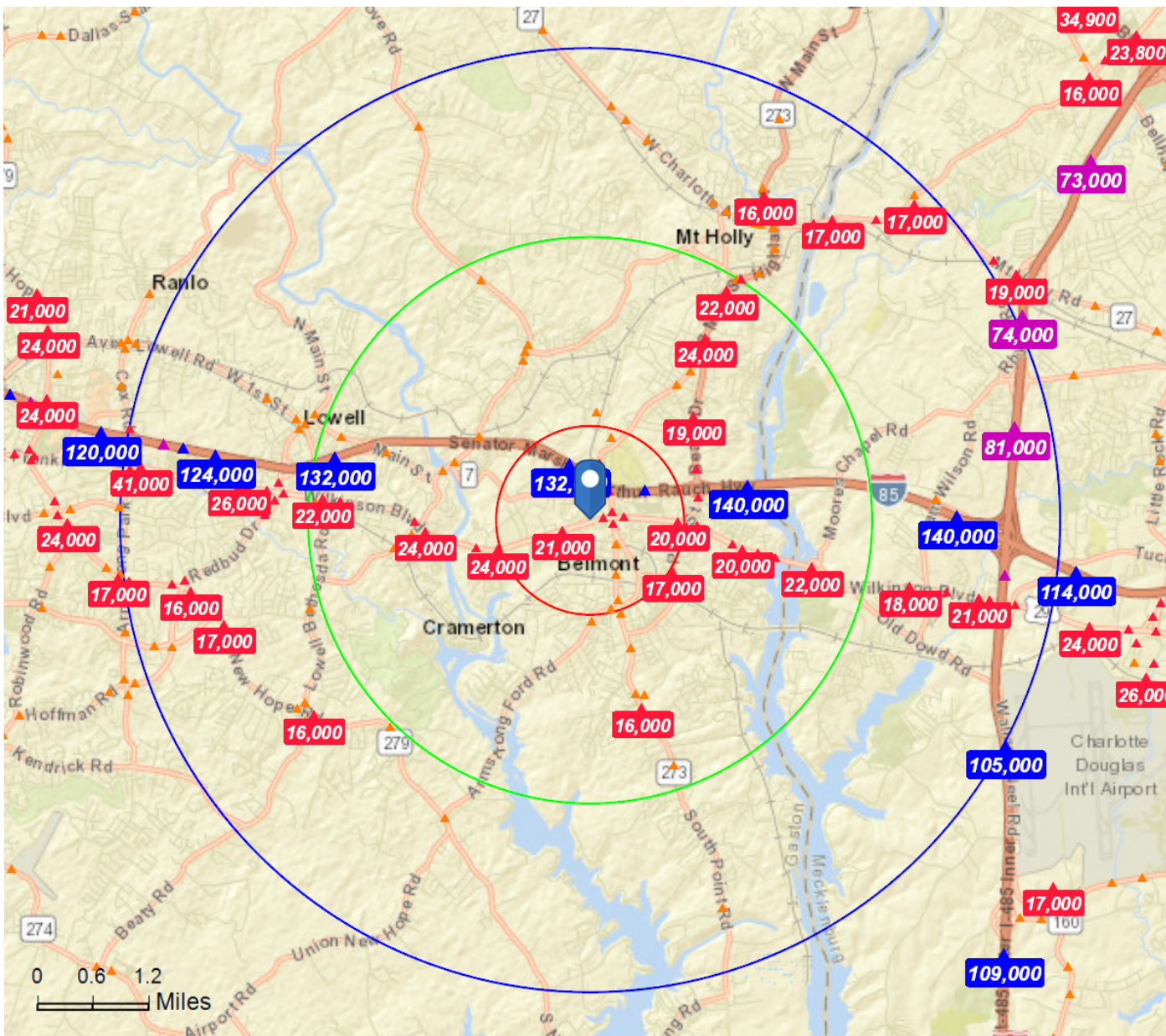
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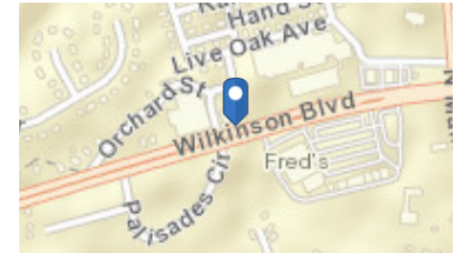
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured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



TRAFFIC COUNT MAP

Average Daily Traffic Volume
1, 3 & 5 Mile Radii

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

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DEMOGRAPHICS

FIVE MILE RADIUS

SUMMARY	CENSUS 2010	2019	2024
Population	66,657	78,104	84,363
Households	26,158	30,490	32,864
Families	18,098	20,884	22,453
Average Household Size	2.52	2.53	2.54
Owner Occupied Housing Units	18,380	20,803	22,779
Renter Occupied Housing Units	7,778	9,687	10,085
Median Age	38.1	39.9	40.5

TRENDS: 2019 - 2024 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.55%	1.14%	0.77%
Households	1.51%	1.13%	0.75%
Families	1.46%	1.04%	0.68%
Owner HHs	1.83%	1.28%	0.92%
Median Household Income	2.58%	2.34%	2.70%

HOUSEHOLDS BY INCOME	2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	2,954	9.7%	2,582	7.9%
\$15,000 - \$24,999	3,007	9.9%	2,788	8.5%
\$25,000 - \$34,999	2,892	9.5%	2,691	8.2%
\$35,000 - \$49,999	4,100	13.4%	4,058	12.3%
\$50,000 - \$74,999	5,789	19.0%	6,143	18.7%
\$75,000 - \$99,999	4,449	14.6%	5,016	15.3%
\$100,000 - \$149,999	4,400	14.4%	5,478	16.7%
\$150,000 - \$199,999	1,925	6.3%	2,858	8.7%
\$200,000+	974	3.2%	1,251	3.8%
Median Household Income	\$57,615		\$65,444	
Average Household Income	\$74,710		\$85,604	
Per Capita Income	\$29,224		\$33,410	

POPULATION BY AGE	CENSUS 2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	4,200	6.3%	4,433	5.7%	4,783	5.7%
5 - 9	4,252	6.4%	4,703	6.0%	4,946	5.9%
10 - 14	4,475	6.7%	4,889	6.3%	5,313	6.3%
15 - 19	4,500	6.8%	4,633	5.9%	5,105	6.1%
20 - 24	4,054	6.1%	4,465	5.7%	4,422	5.2%
25 - 34	8,650	13.0%	10,634	13.6%	11,120	13.2%
35 - 44	10,207	15.3%	10,408	13.3%	11,477	13.6%
45 - 54	10,241	15.4%	10,941	14.0%	10,897	12.9%
55 - 64	8,076	12.1%	10,601	13.6%	11,103	13.2%
65 - 74	4,476	6.7%	7,614	9.7%	8,975	10.6%
75 - 84	2,721	4.1%	3,527	4.5%	4,813	5.7%
85+	806	1.2%	1,257	1.6%	1,410	1.7%

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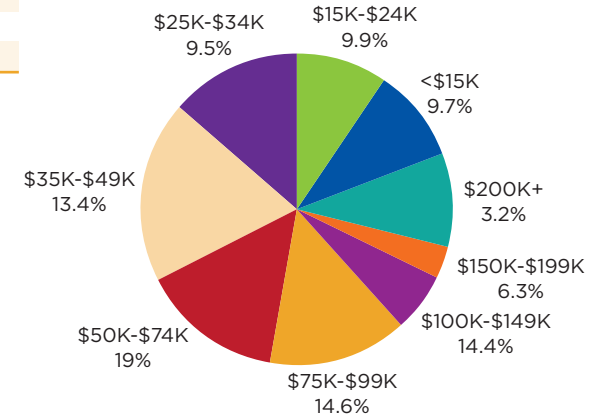
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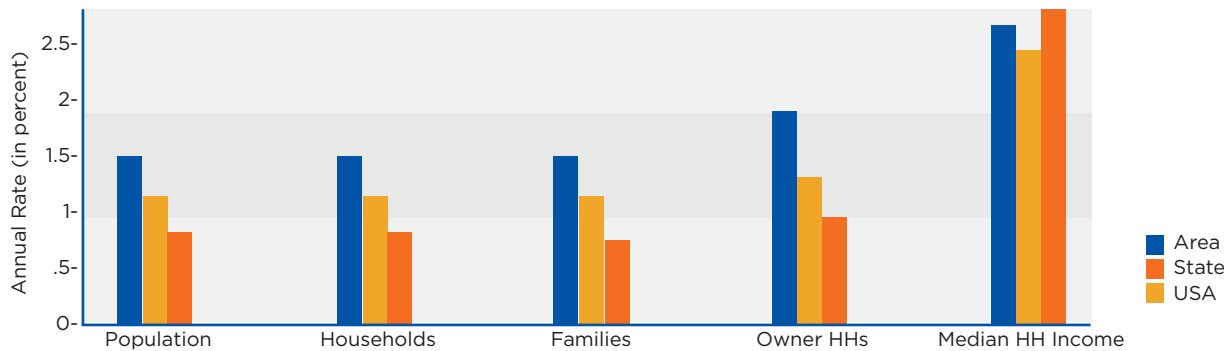
CENSUS RACE AND ETHNICITY	2010		2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	53,794	80.7%	59,100	75.7%	61,494	72.9%
Black Alone	7,121	10.7%	10,208	13.1%	11,921	14.1%
American Indian Alone	285	0.4%	354	0.5%	399	0.5%
Asian Alone	1,741	2.6%	2,766	3.5%	3,472	4.1%
Pacific Islander Alone	39	0.1%	73	0.1%	91	0.1%
Some Other Race Alone	2,481	3.7%	3,711	4.8%	4,523	5.4%
Two or More Races	1,196	1.8%	1,892	2.4%	2,463	2.9%
Hispanic Origin (Any Race)	4,554	6.8%	6,795	8.7%	8,333	9.9%

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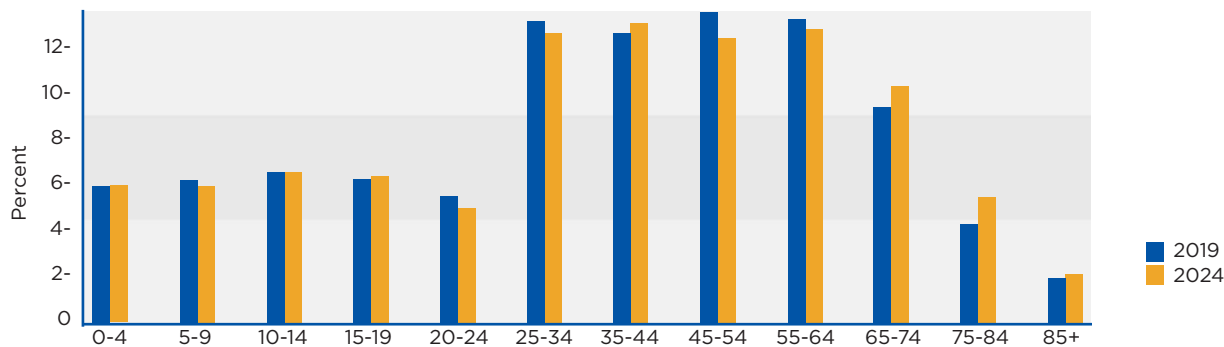
2019 HOUSEHOLD INCOME



TRENDS 2019-2024



POPULATION BY AGE



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Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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