

620 Radiator Rd Storage Lot

620 RADIATOR RD, INDIAN TRAIL, NC 28079



Industrial

FOR

| Lease

SIZE

| 1.5 AC

PRICE

| \$5000/AC/Month



Overview

Zoned LI (Light Industrial)

CSX rail served via spur to Property

±1.5 acres of outside storage available

Paved and fenced

Strategic Charlotte location with great regional access

1.5 Acres of Outdoor Storage Space Available



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Property Overview

Demographics

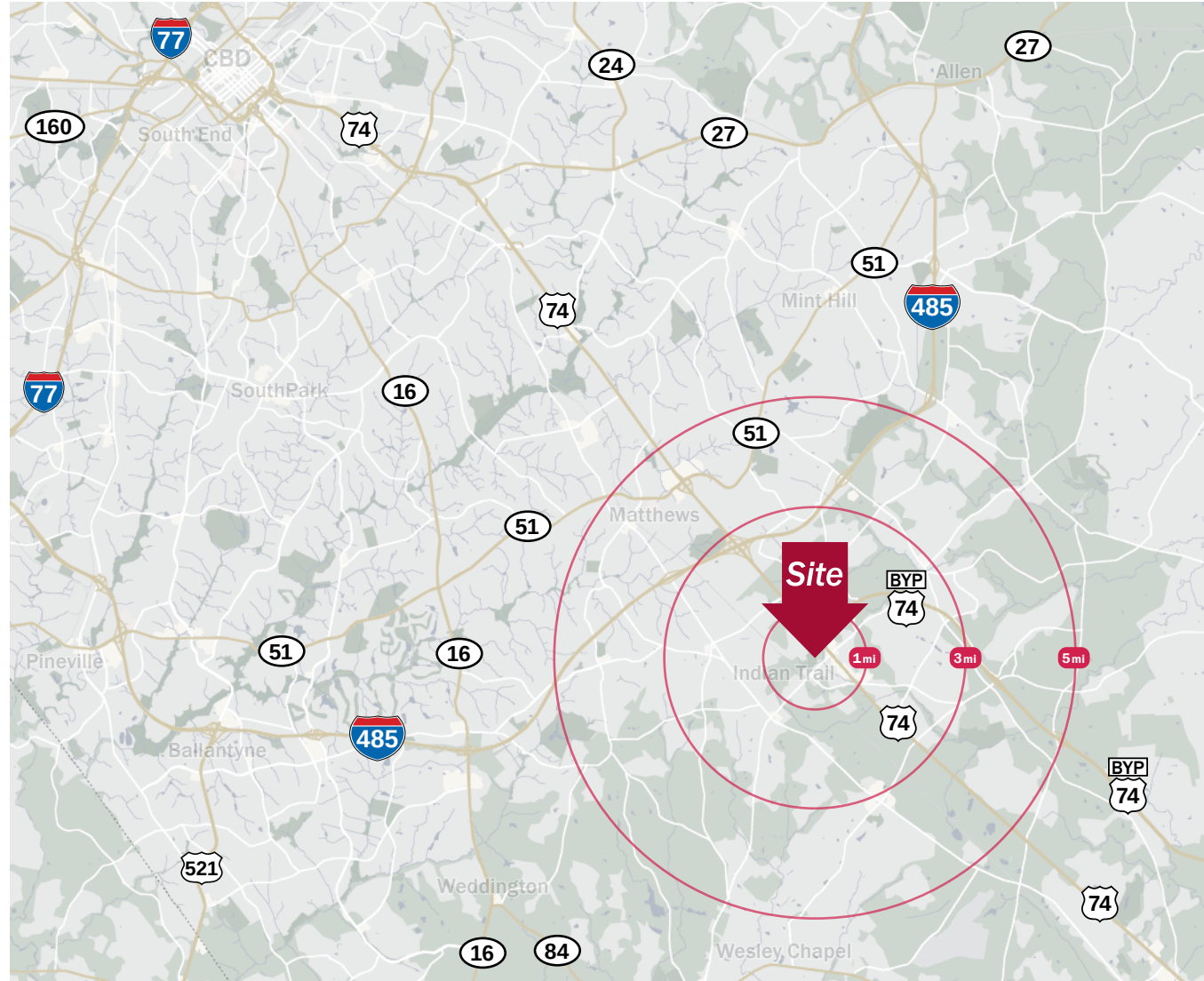
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	2,650	42,687	108,122
Growth Rate	3.11%	1.61%	2.71%
Avg. HH Income	\$110,098	\$111,154	\$124,428

Traffic Count

Source: NCDOT

	AADT
Hwy 74	49,500 (2021)
Old Monroe Rd	21,500 (2021)



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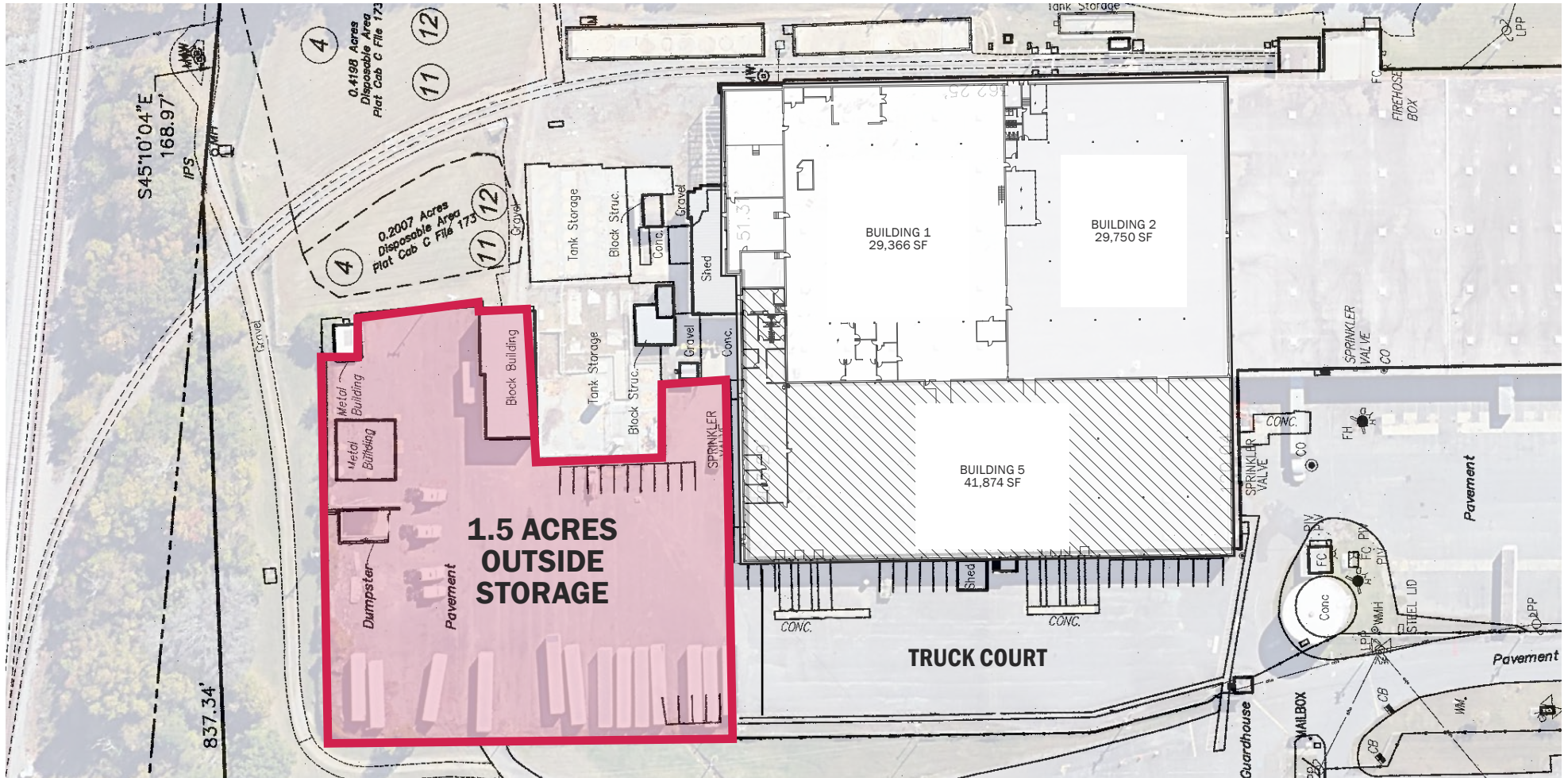
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Outside Storage Survey



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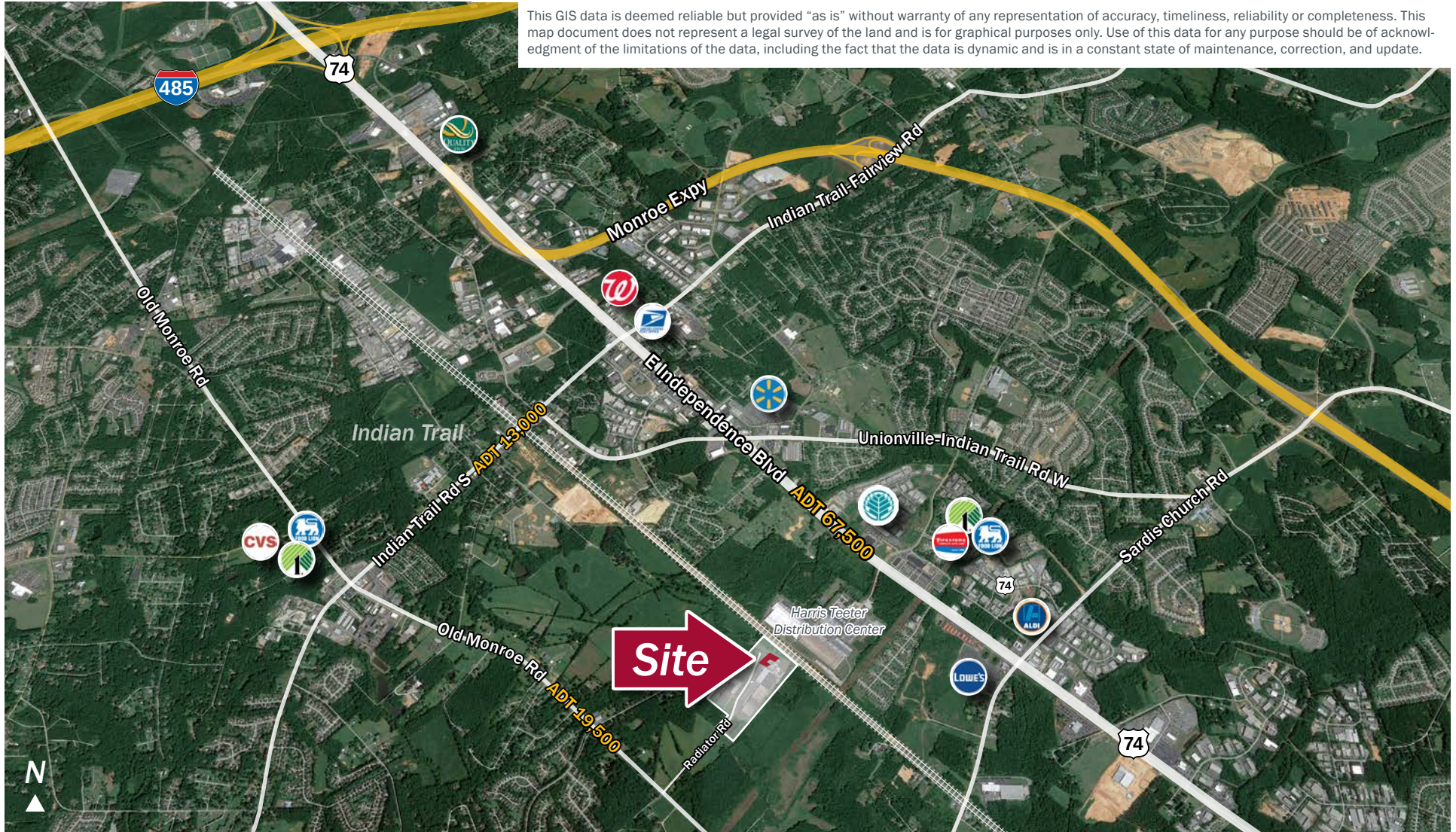
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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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