



COMMERCIAL REALTY, LLC

MARSHVILLE RETAIL CENTER

509 Jones St, Marshville, NC 28103

RETAIL/OFFICE PROPERTY FOR LEASE



COMMERCIAL REALTY, LLC

602 KINTYRE DRIVE MONROE, NC 28112

PLEASE CONTACT

MARK H. WRIGHT

704.634.7429

mark@mwcommercialrealty.net

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LEASE RATE

\$10.00 SF/YR

OFFERING SUMMARY

Available SF: 3,750 - 7,500 SF

Lease Rate: \$10.00 SF/yr (MG)

Lot Size: 0.0 Acres

Building Size: 9,900 SF

Zoning: Commercial

Market: Marshville

PROPERTY OVERVIEW

Retail/Office space for lease

LOCATION OVERVIEW

Conveniently located on Hwy 74 next to Gaye Chevrolet

PROPERTY HIGHLIGHTS

- Anchored by Dollar General
- Ample parking

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
509 Jones St.	\$10.00 SF/yr	3,750 - 7,500 SF



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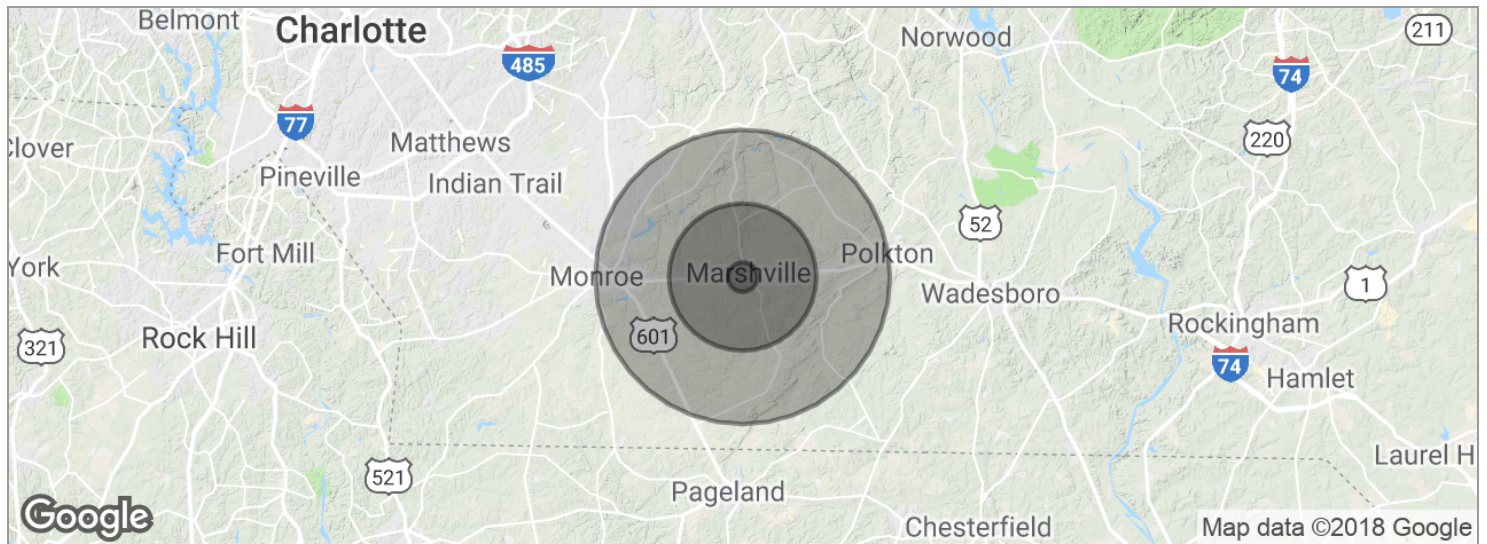
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	312	9,957	36,646
Median age	40.7	37.1	35.7
Median age (Male)	42.9	38.9	35.9
Median age (Female)	38.9	35.8	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	121	3,624	12,821
# of persons per HH	2.6	2.7	2.9
Average HH income	\$58,311	\$55,420	\$56,516
Average house value	\$179,503	\$172,488	\$176,246

* Demographic data derived from 2010 US Census



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