

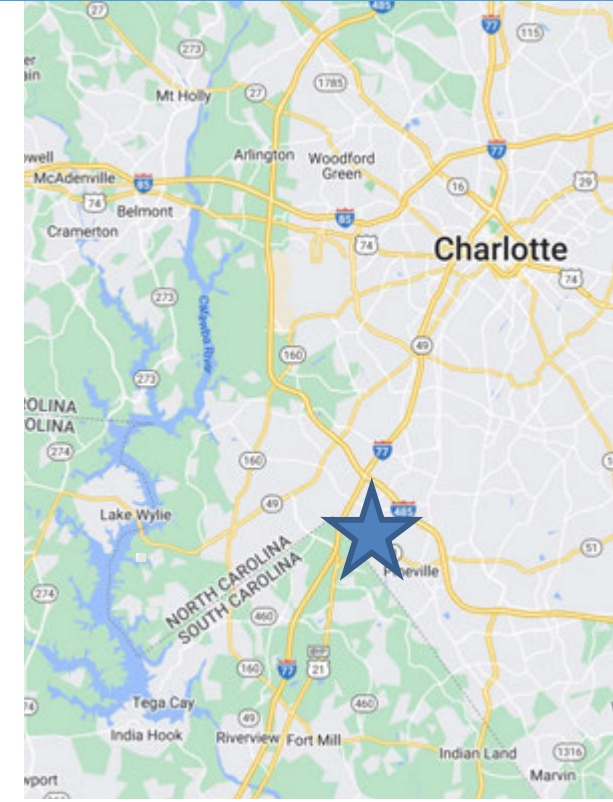
NISBET BUSINESS CENTER

12245 NATIONS FORD ROAD, SUITE 403, PINEVILLE, NC 28134

FLEX SPACE
FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 5,727 SF FLEX SPACE AVAILABLE FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Sublease opportunity
- 17' ceiling height
- Drive-in and dock high door
- Close proximity to I-77, Westinghouse Blvd., Carowinds Blvd., and I-85
- Lease expiration December 31, 2024
- \$10.00 psf NNN (\$2.50 below asking rate)
- TICAM \$1.25
- **Available July 1, 2023**

DEMOGRAPHICS (2022)



POPULATION

1 Mile: 1,554
3 Miles: 45,126
5 Miles: 177,206



AVG. HH INCOME

1 Mile: \$99,749
3 Miles: \$79,892
5 Miles: \$99,371



DAYTIME EMPLOYEES

1 Mile: 4,834
3 Miles: 48,225
5 Miles: 117,322

BROKER CONTACT

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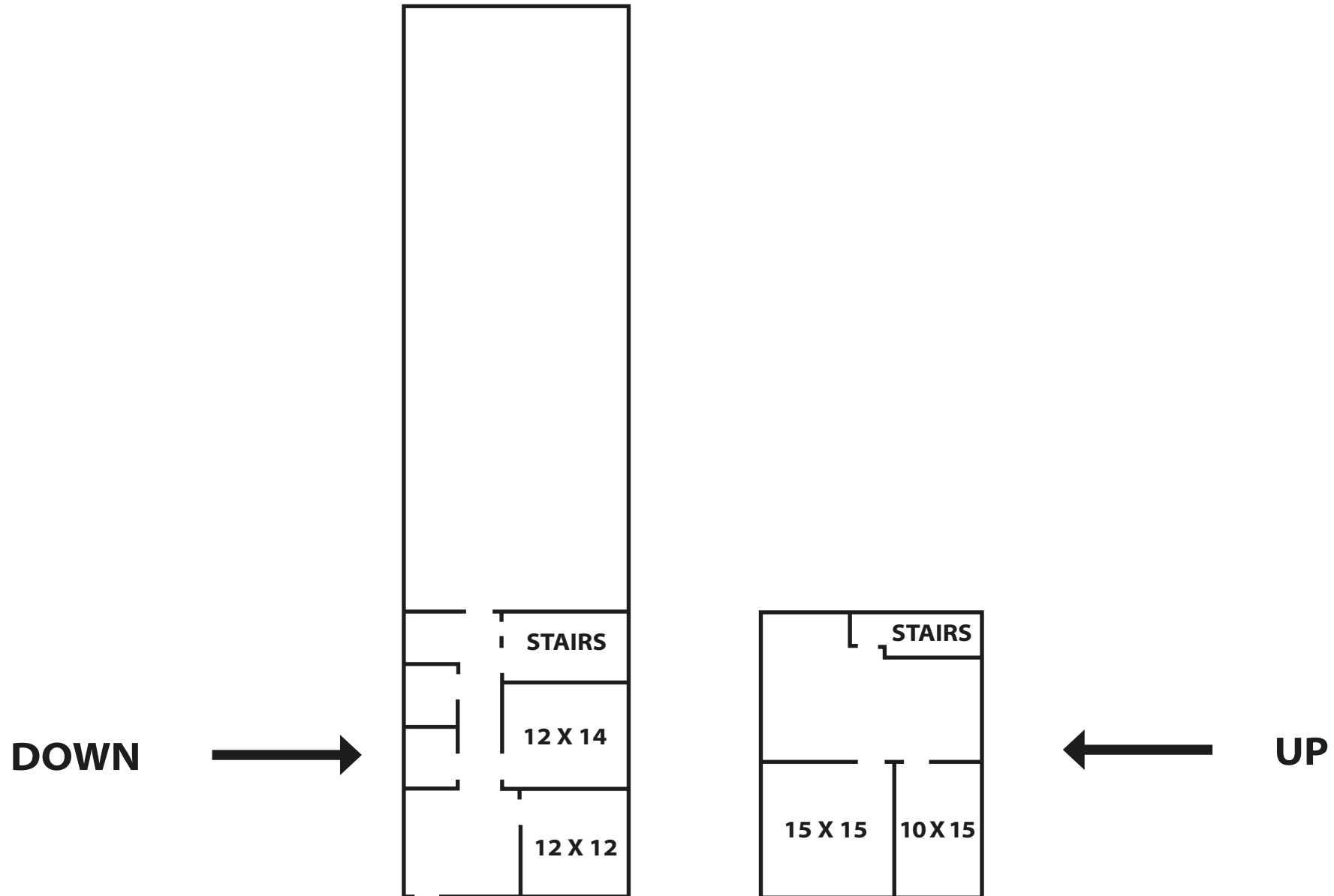
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FLOOR PLAN

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AERIAL

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CONVENIENT TO:

Westinghouse Blvd.	1.3 miles
Carowinds	2.6 miles
I-77	3.5 miles
I-485	5.6 miles
South Blvd.	6.5 miles
Uptown Charlotte	11.8 miles
Airport	14.0 miles



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PHOTOS

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