

## 1919 Bridge Street

ELKIN, NC 28621

143,000 SF MIXED-USE BUILDING

FOR SALE



143,000sf mixed use building in Elkin, NC. Building contains approximately 10,000sf of office space, with the remainder either pure warehouse or convertible to full warehouse use. Five tenants in place providing nearly \$19k/month in income. 81,000 sf of warehouse space is leased. Great opportunity for high demand warehouse space in the Elkin market. 24 dock doors and 3 drive-ins.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Jason Bush

E JBush@LTPcommercial.com

M 336.486.7093

P 336.724.1715

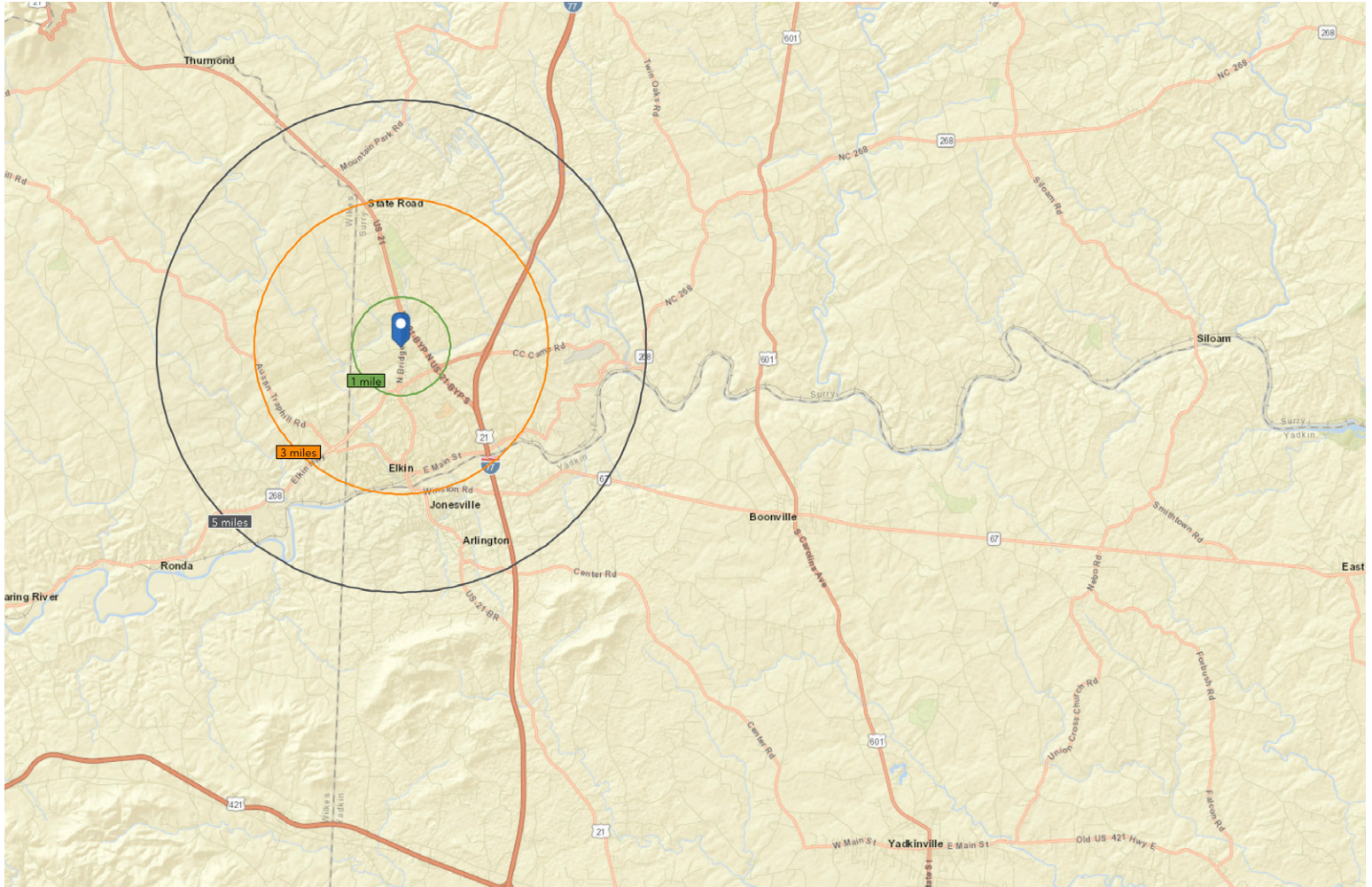
L | T

## 1919 Bridge Street

ELKIN, NC 28621

143,000 SF MIXED-USE BUILDING

FOR SALE



- 143,000sf mixed use building in Elkin, NC
- Approximately 10,000sf of office space, with the remainder being either pure warehouse or convertible to full warehouse use
- Great opportunity for high demand warehouse space in the Elkin market
- **Sales Price: \$1,500,000**



## 1919 Bridge Street

ELKIN, NC 28621

143,000 SF MIXED-USE BUILDING

FOR SALE

### KEY FACTS

7,805

Population



2.39

Average Household Size

45.2

Median Age

\$39,745

Median Household Income

### EDUCATION

18%

No High School Diploma



30%

High School Graduate



29%

Some College



22%

Bachelor's/Grad/Prof Degree

### BUSINESS



484

Total Businesses



6,343

Total Employees

### EMPLOYMENT



White Collar

58%



Blue Collar

31%



Services

11%



5.2%

Unemployment Rate

### INCOME



\$39,745

Median Household Income



\$24,078

Per Capita Income



\$57,176

Median Net Worth

### Households By Income

The largest group: <\$15,000 (19.2)

The smallest group: \$150,000 - \$199,999 (2.3)

Indicator ▲	Value	Difference	
<\$15,000	19.2	+1.9	<div style="width: 19.2%;"></div>
\$15,000 - \$24,999	13.0	-1.2	<div style="width: 13.0%;"></div>
\$25,000 - \$34,999	12.4	-0.2	<div style="width: 12.4%;"></div>
\$35,000 - \$49,999	13.8	-0.7	<div style="width: 13.8%;"></div>
\$50,000 - \$74,999	16.5	-1.0	<div style="width: 16.5%;"></div>
\$75,000 - \$99,999	9.9	-0.9	<div style="width: 9.9%;"></div>
\$100,000 - \$149,999	10.3	+1.5	<div style="width: 10.3%;"></div>
\$150,000 - \$199,999	2.3	+0.1	<div style="width: 2.3%;"></div>
\$200,000+	2.6	+0.5	<div style="width: 2.6%;"></div>

## 3 MILE DEMOGRAPHICS

### PROPERTY DETAILS

Property Type	Industrial	Property Subtype	Flex	Property Class	C	# Buildings	1
Building SF	143,000	Office Sf	10,000	Warehouse SF	133,000	Year Built	1970
Acres	6.50	# Dock Doors	24	# Drive-Ins	3	Sprinkler	Yes

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.