



COMMERCIAL REAL ESTATE

# Build To Suit

## 7245 US Highway 158, Stokesdale, NC

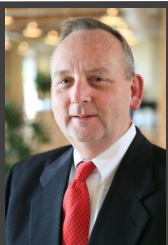


### Nearby Businesses

- ◆ Culp Home Fashions
- ◆ Endura Products
- ◆ Primsorce Building Products
- ◆ Terminix Triad
- ◆ Stokesdale Storage

**Directions:** Located on Highway 158 between Hwy 220 and Hwy 68—south side of road between B & G Court and Athens Road.

To Learn More About This Property Contact:

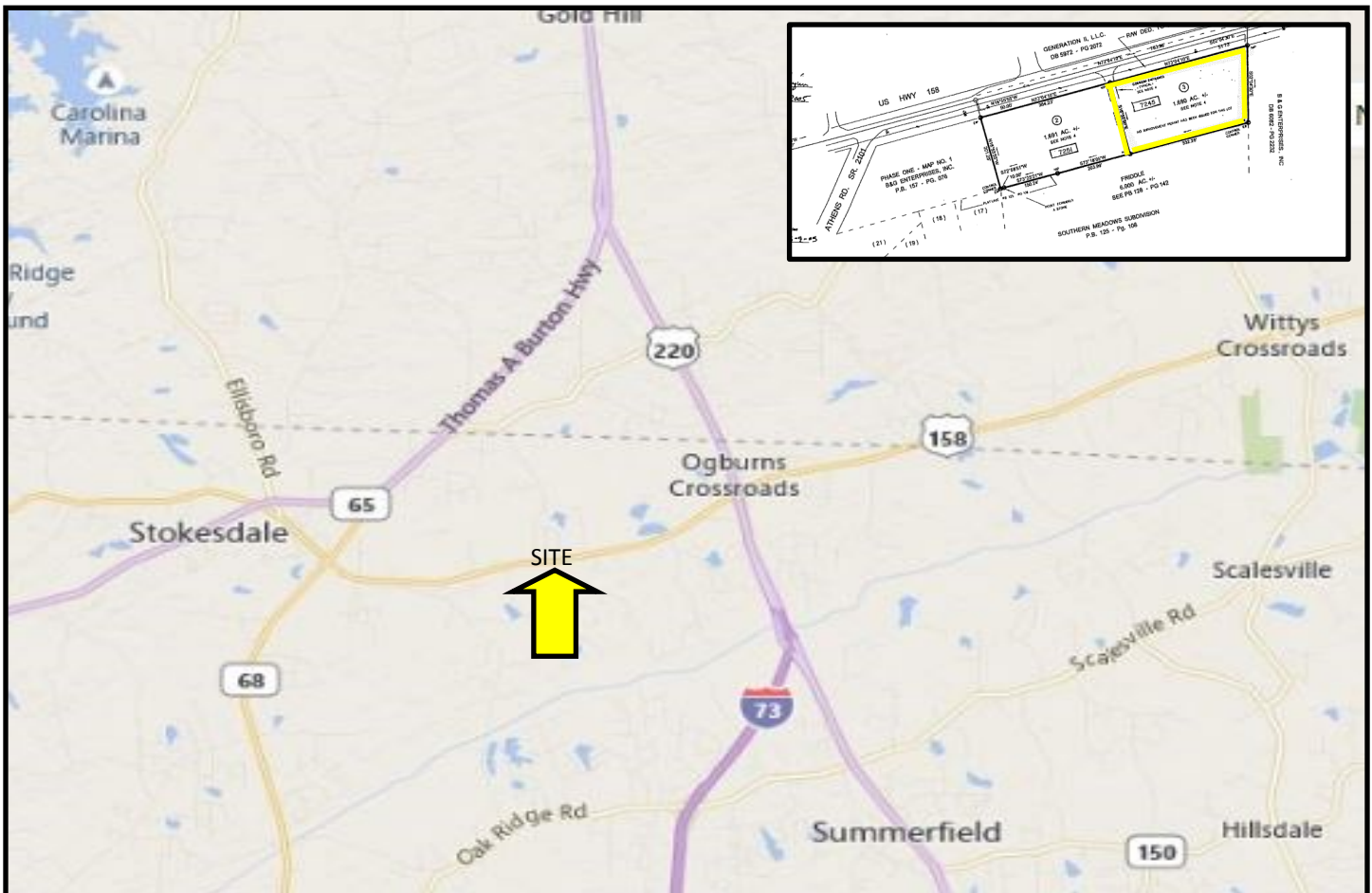


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# 7245 US Hwy 158, Stokesdale



## Features

- Owner will build-to-suit up to 6,300 +/- SF building for qualified tenant
- Site is approximately 1.68 acres
- Can accommodate office or retail
- Great visibility on Highway 158 Stokesdale
- Convenient to Highway 220 and Highway 68
- Zoned—Light Industrial
- City water and private septic
- 7,800 +/- vehicles per day
- Average HH income:

1-mile: \$79,250

3-mile: \$80,451

5-mile: \$80,141

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.