



Industrial Building For Sale

215 BONVIEW AVENUE
LINCOLNTON, NC 28092

Price: Appraisal available by NDA

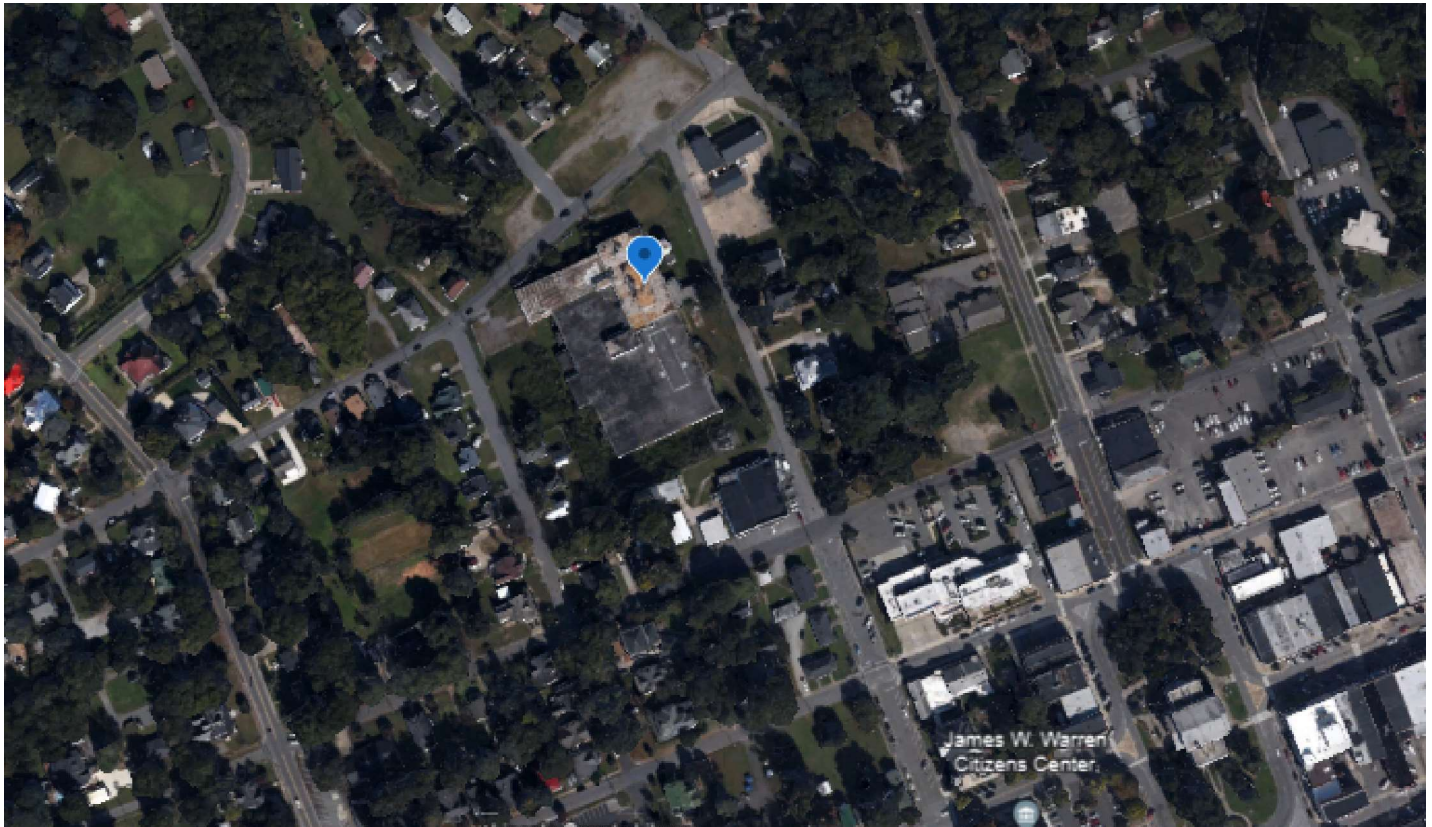


MARK BURDETTE
Principal, Broker
(704) 625-0146
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC

MARK C BURDETTE
Principal, REALTOR®, Broker
980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

PROPERTY SUMMARY

215 BONVIEW AVENUE



Property Summary

Price:	\$0
Building SF:	136,280
Price / SF:	
NOI:	
CAP Rate:	
Lot Size:	5.04 Acres
Price / Acre:	
Occupancy:	Vacant
Warehouse SF:	77,242
Dock Doors:	4
Grade Doors:	1
Truck Door:	
Clear Height:	14-16
Power:	440
Rail Access:	
Yard:	
Year Built:	1920
Zoning:	GMC CU

Property Overview

Location Overview

CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate PI #500
Charlotte, NC 28277

MARK BURDETTE
Principal, Broker
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

MARK C BURDETTE
Principal, REALTOR®, Broker NC/SC/GA
O: 980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

PROPERTY PHOTOS

215 BONVIEW AVENUE



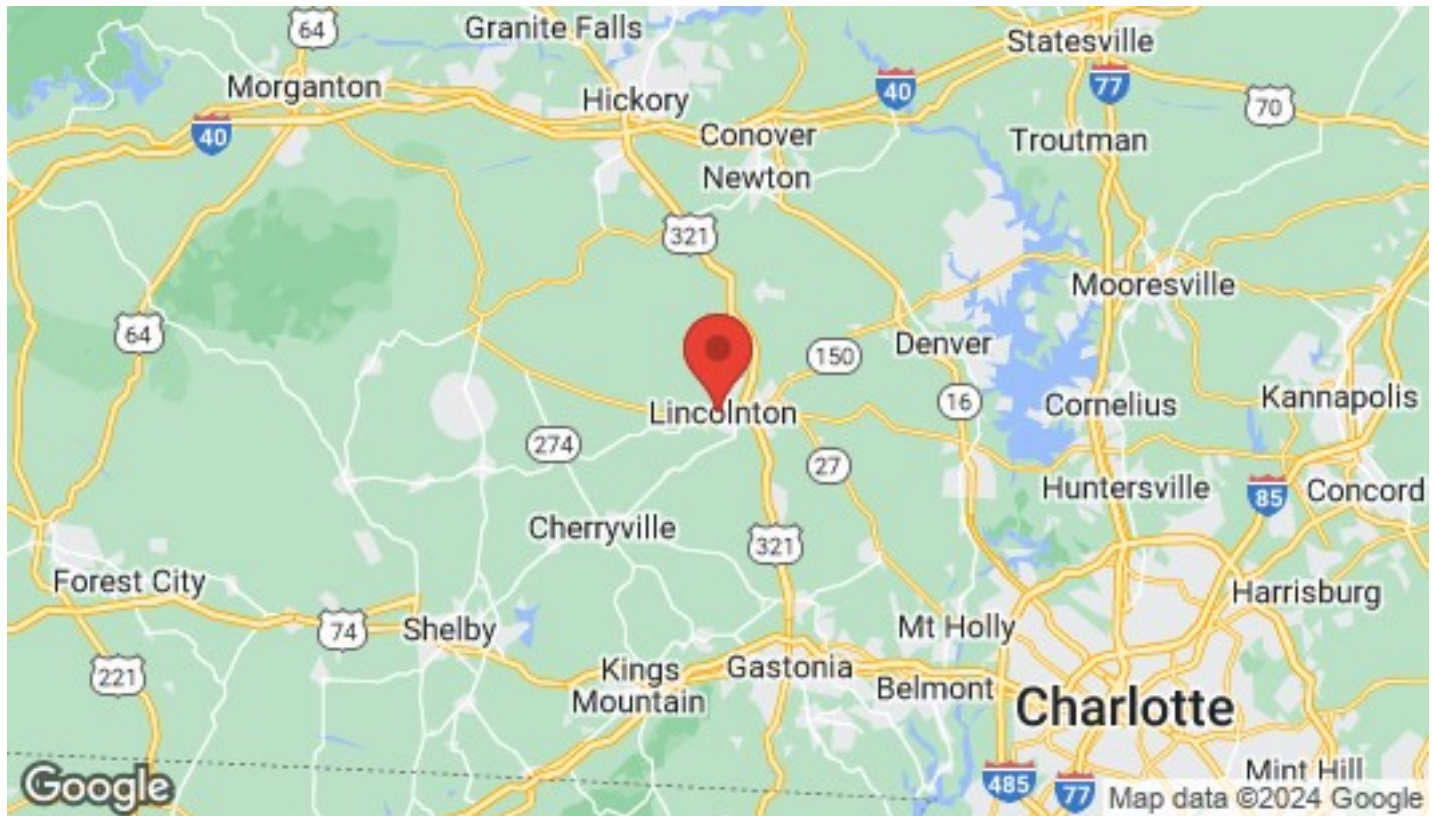
CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate PI #500
Charlotte, NC 28277

MARK BURDETTE
Principal, Broker
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

MARK C BURDETTE
Principal, REALTOR®, Broker NC/SC/GA
O: 980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

LOCATION MAPS

215 BONVIEW AVENUE



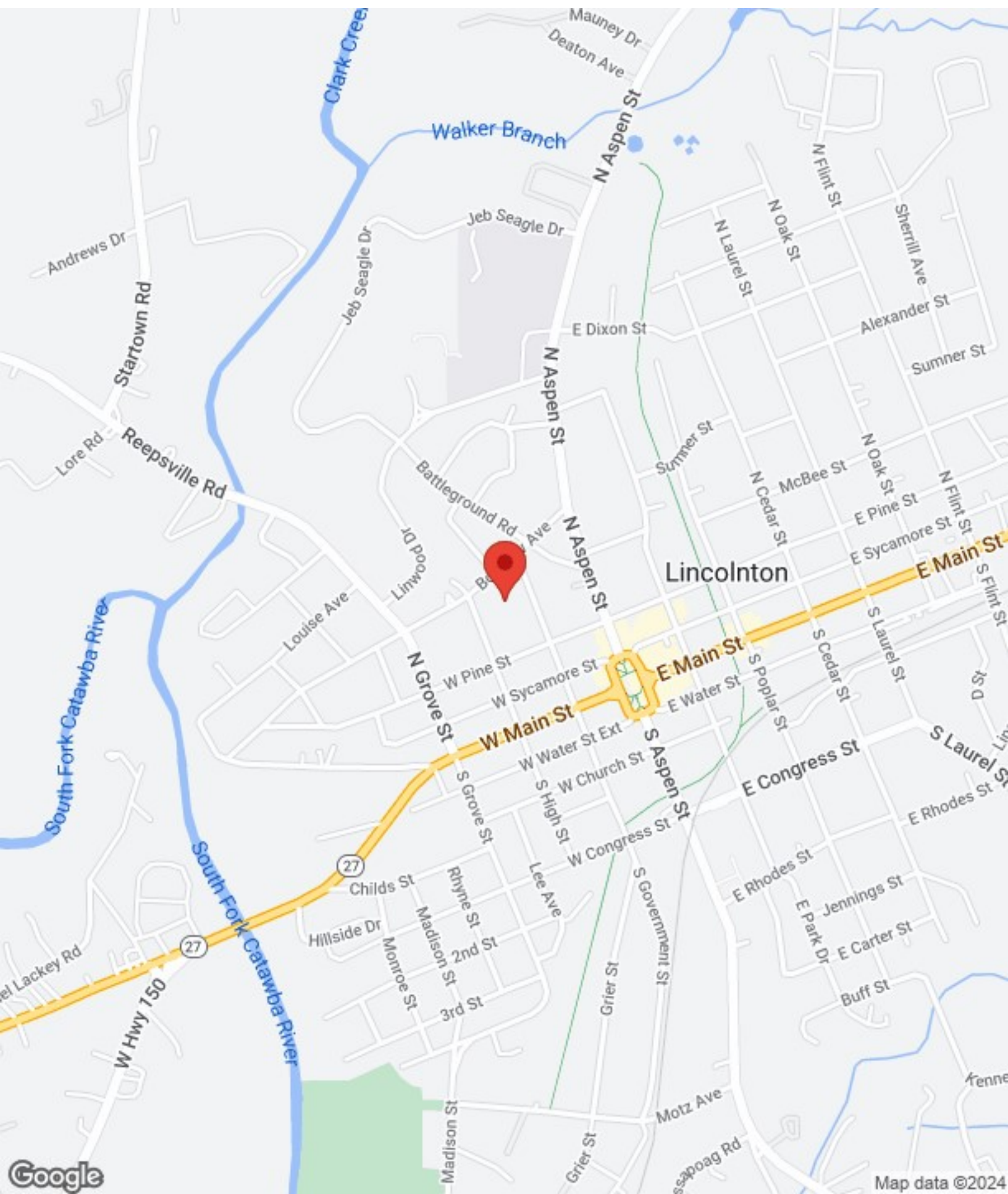
CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate PI #500
Charlotte, NC 28277

MARK BURDETTE
Principal, Broker
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

MARK C BURDETTE
Principal, REALTOR®, Broker NC/SC/GA
O: 980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

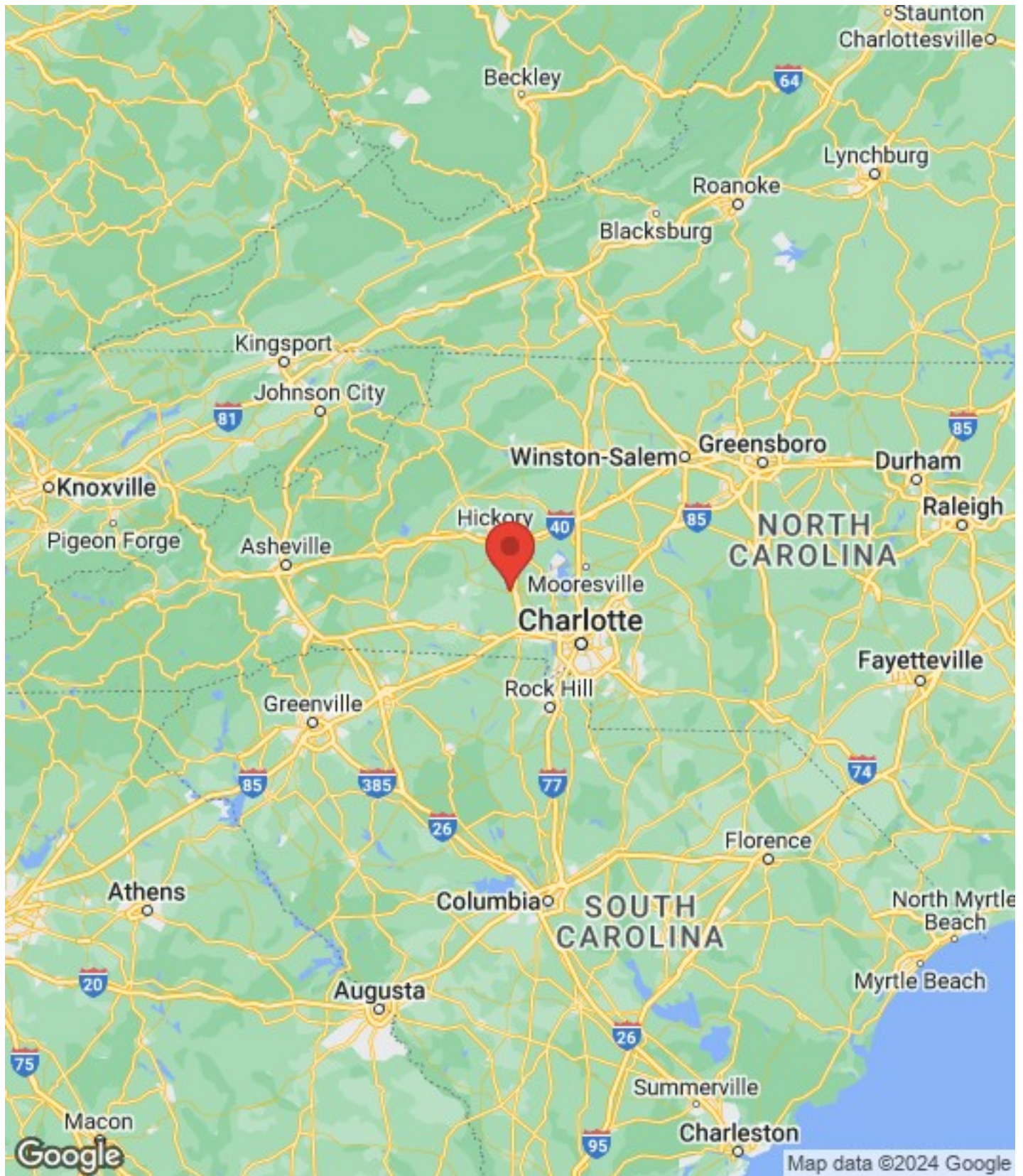
BUSINESS MAP

215 BONVIEW AVENUE



REGIONAL MAP

215 BONVIEW AVENUE



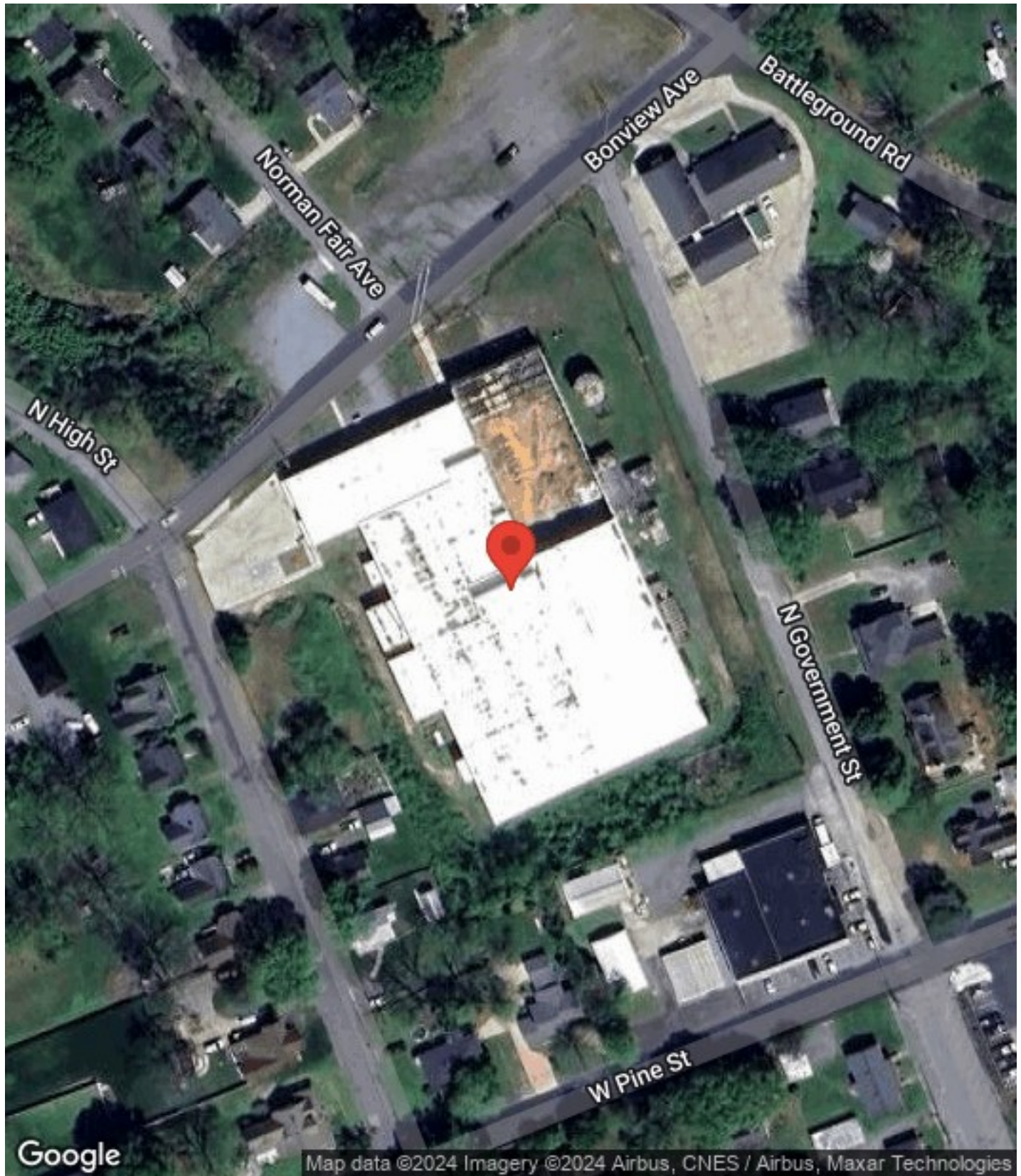
CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate PI #500
Charlotte, NC 28277

MARK BURDETTE
Principal, Broker
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

MARK C BURDETTE
Principal, REALTOR®, Broker NC/SC/GA
O: 980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

AERIAL MAP

215 BONVIEW AVENUE



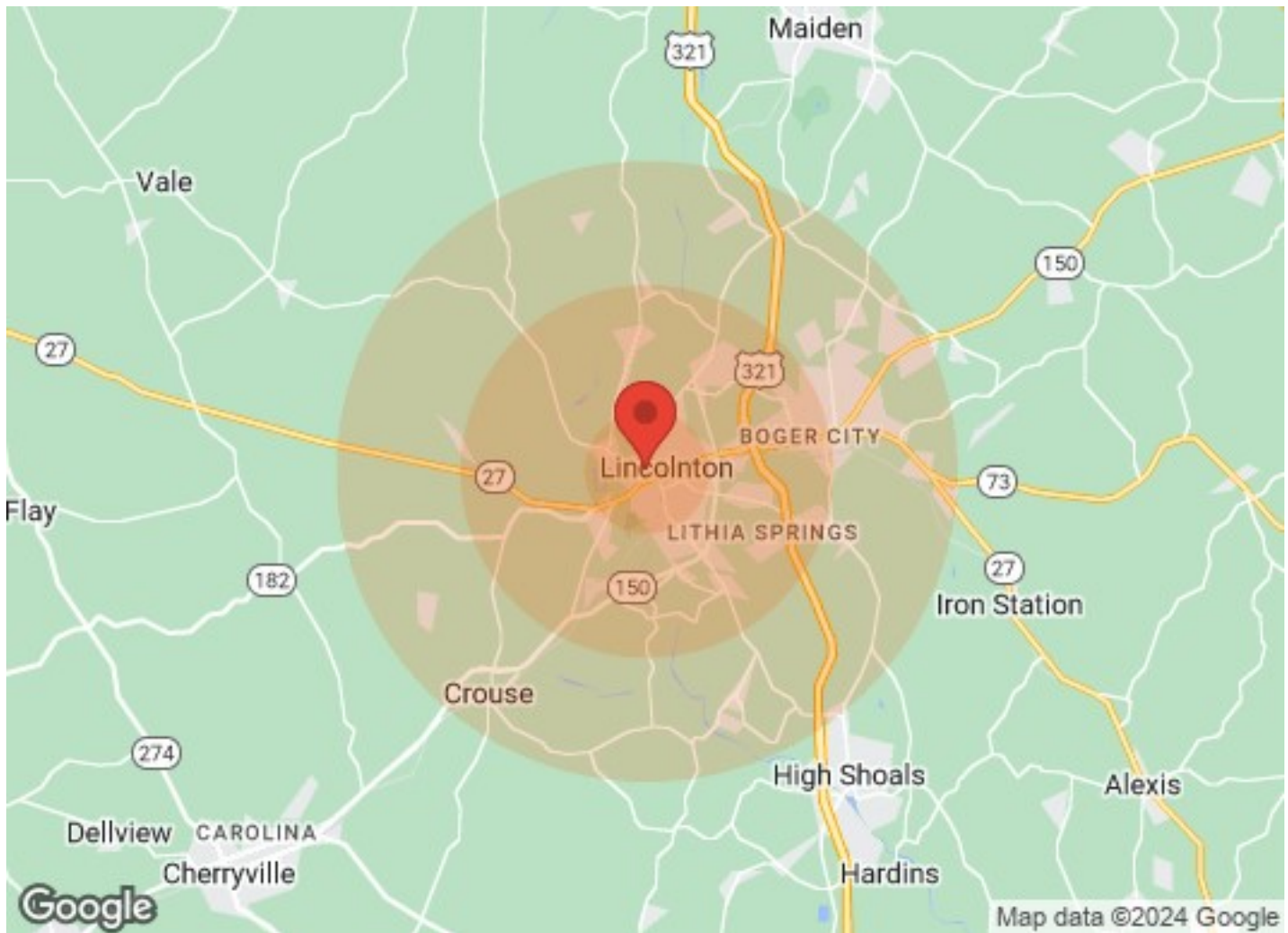
CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate PI #500
Charlotte, NC 28277

MARK BURDETTE
Principal, Broker
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

MARK C BURDETTE
Principal, REALTOR®, Broker NC/SC/GA
O: 980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

DEMOGRAPHICS

215 BONVIEW AVENUE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,819	7,581	17,263	Median	\$30,676	\$33,947	\$38,427
Female	2,185	8,455	18,303	< \$15,000	324	1,041	1,977
Total Population	4,004	16,036	35,566	\$15,000-\$24,999	318	1,041	2,204
				\$25,000-\$34,999	306	1,060	1,882
				\$35,000-\$49,999	191	856	2,064
				\$50,000-\$74,999	288	1,278	3,004
				\$75,000-\$99,999	221	490	1,359
				\$100,000-\$149,999	66	438	1,048
				\$150,000-\$199,999	39	127	276
				> \$200,000	13	68	76
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	705	3,058	6,555	Total Units	2,250	7,502	15,495
Ages 15-24	487	1,988	4,538	Occupied	1,953	6,607	13,959
Ages 25-54	1,529	5,881	13,724	Owner Occupied	990	3,619	9,490
Ages 55-64	519	2,066	4,659	Renter Occupied	963	2,988	4,469
Ages 65+	764	3,043	6,090	Vacant	297	895	1,536
Race	1 Mile	3 Miles	5 Miles				
White	3,310	13,285	30,842				
Black	502	1,456	2,510				
Am In/AK Nat	N/A	11	11				
Hawaiian	N/A	N/A	N/A				
Hispanic	326	2,189	3,815				
Multi-Racial	384	2,508	4,282				

CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate PI #500
Charlotte, NC 28277

MARK BURDETTE
Principal, Broker
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

MARK C BURDETTE
Principal, REALTOR®, Broker NC/SC/GA
O: 980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

PROFESSIONAL BIO

215 BONVIEW AVENUE



MARK BURDETTE

Principal, Broker



CRE Charlotte Inc / KW Commercial -
14045 Ballantyne Corporate Pl #500
Charlotte, NC 28277
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

Personal Bio

Mark has lived in the Charlotte area since early childhood while wife Judy is a native Charlottean. Mark and Judy have two adult children who are married; Jen and her husband Chris live near Rutherfordton NC and are proud parents of our oldest grandson Gideon. Jen is currently finishing up studies to obtain her Ph.D. in Psychotherapy.

Younger daughter Mamie and her husband Jon live near Winston Salem NC. Mamie is a General Surgeon and are proud parents of our grandson Jameson. Mark is active in his church and community. He is the co-founder of an Auto Repair Ministry for Single Moms. Mark has also has served on several on community boards in various capacities. Currently, Mark and Judy are working on a shower ministry to the homeless people in the Charlotte Metro.

Mark's background is in Information Technology. Mark began his career in Real Estate in 2008 during the depths of the Great Recession at a local commercial/residential firm. His focus is on land, industrial, and income-producing properties.

Mark enjoys spending time with his family and relaxes with an occasional game of golf or watching auto racing but especially enjoys time with grandsons.

DISCLAIMER

215 BONVIEW AVENUE



All materials and information received or derived from CRE Charlotte Inc / KW Commercial - Ballantyne its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CRE Charlotte Inc / KW Commercial - Ballantyne its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CRE Charlotte Inc / KW Commercial - Ballantyne will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRE Charlotte Inc / KW Commercial - Ballantyne makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRE Charlotte Inc / KW Commercial - Ballantyne does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CRE Charlotte Inc / KW Commercial - Ballantyne in compliance with all applicable fair housing and equal opportunity laws.

CRE CHARLOTTE INC / KW COMMERCIAL -
14045 Ballantyne Corporate Pl #500
Charlotte, NC 28277

PRESENTED BY:

MARK BURDETTE
Principal, Broker
O: (704) 625-0146
C: (980) 322-9401
mark@crecharlotteinc.com
263009 / 81917 / 423850, NC / SC / GA

MARK C BURDETTE
Principal, REALTOR®, Broker NC/SC/GA
O: 980-322-9401
mark@crecharlotteinc.com
263009,81917,423850

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.