



NEW CONSTRUCTION FLEX FOR SALE

SERVICE RD. & HWY 421, YADKINVILLE NC

Lee Chewning & Abner Wright

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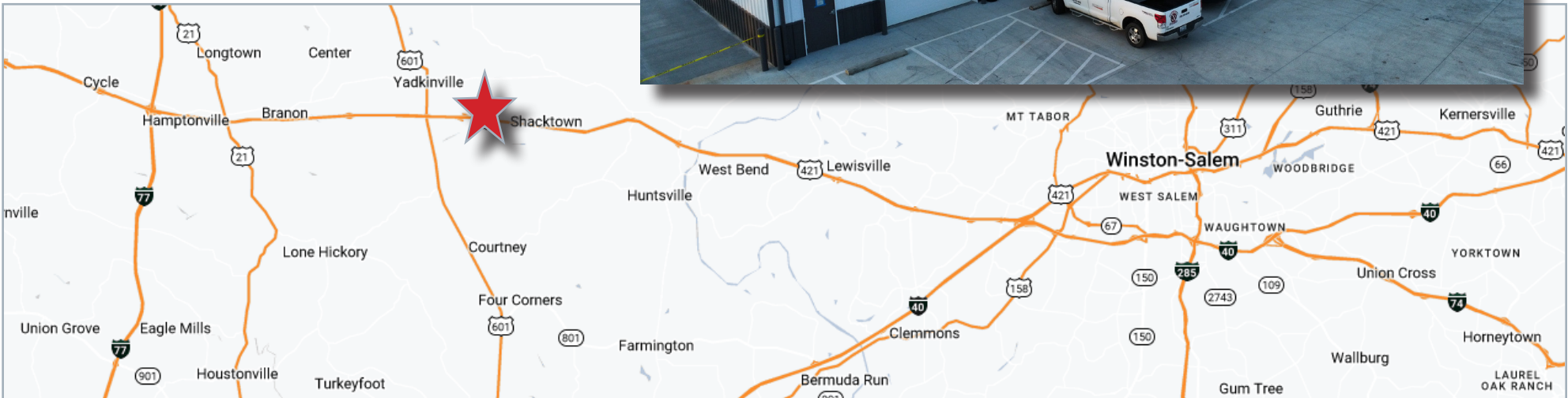
Property Summary

New Construction Multi-tenant Flex on Highway 421

Service Rd. & Hwy 421
Yadkinville, NC 27055

Proforma CAP Rate: 7.32%
Offering: \$2,499,000

- 15,500 +/- SF New construction, 60% leased
- Phase 1 complete with phase 2 scheduled for completion January 2025
- HB zoning, with 3.47+/- AC additionally available for expansion
- Minimal Landlord responsibilities



Location



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INTERIOR RENDERING

Mileage to Major Interstates/Airports



< 1 mile

24.4 miles



16.5 miles

12 miles

45 miles

Piedmont Triad Intl. Airport: 55 miles

Charlotte Douglas Airport: 67 miles