

FOR SALE
3500 GATEWAY CENTRE BLVD

MORRISVILLE, NC 27560



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

PRESENTED BY:

Moss Withers, SIOR, MBA

O: 919.576.2501

C: 919.810.2492

mwithers@lee-associates.com

Karah Jennings

O: 919.576.2502

C: 919.817.0705

kjennings@lee-associates.com

5430 Wade Park Boulevard, Suite 300

Raleigh, NC 27607

919.576.2500

lee-associates.com/raleigh/



OFFICE FOR SALE
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PROPERTY DESCRIPTION

19,609 SF Office/Flex building on 2.02 acres for \$3,150,000

PROPERTY HIGHLIGHTS

- Parking: 3/1000
- 100% occupied by two national credit tenants

LOCATION DESCRIPTION

Investment Building in Morrisville, NC in close proximity to RDU International Airport with Easy access to I-40.

OFFERING SUMMARY

Sale Price:	\$3,150,000
Lot Size:	2.02 Acres
Building Size:	19,609 SF
NOI:	\$216,273.84
Cap Rate:	6.87%

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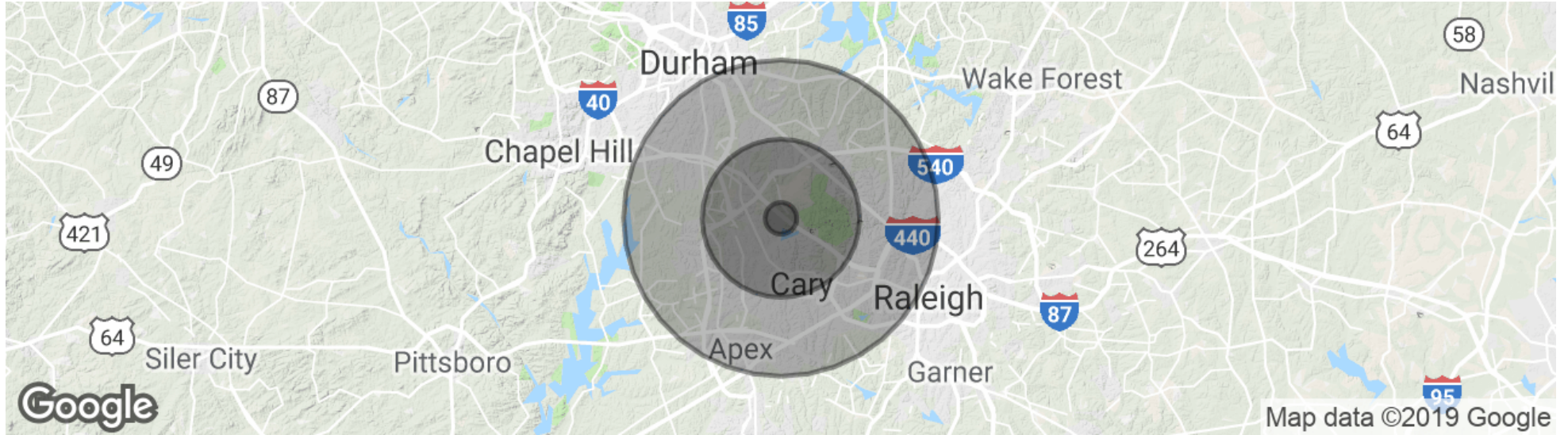
FLOOR PLAN



AERIAL



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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	90	85,347	453,165
Median age	44.4	34.0	34.7
Median age (Male)	46.0	33.6	34.1
Median age (Female)	32.9	34.1	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	40	35,943	183,562
# of persons per HH	2.3	2.4	2.5
Average HH income	\$63,706	\$93,973	\$89,673
Average house value		\$299,740	\$302,705

** Demographic data derived from 2010 US Census*

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