

HILLSBOROUGH

# Flex Space For Lease

**\$3,000 / MO.**



 505 B CORNERSTONE CT, HILLSBOROUGH, NC



2,500 square-foot climatized flex bay, featuring 680 SF of office space with 1820 SF of clear span warehouse.

The office entry showcases a brick façade, while the warehouse includes a roll-up door. The space has been recently cleaned, painted, and carpeted. Outside storage potential is also available.



This flex space has ample parking

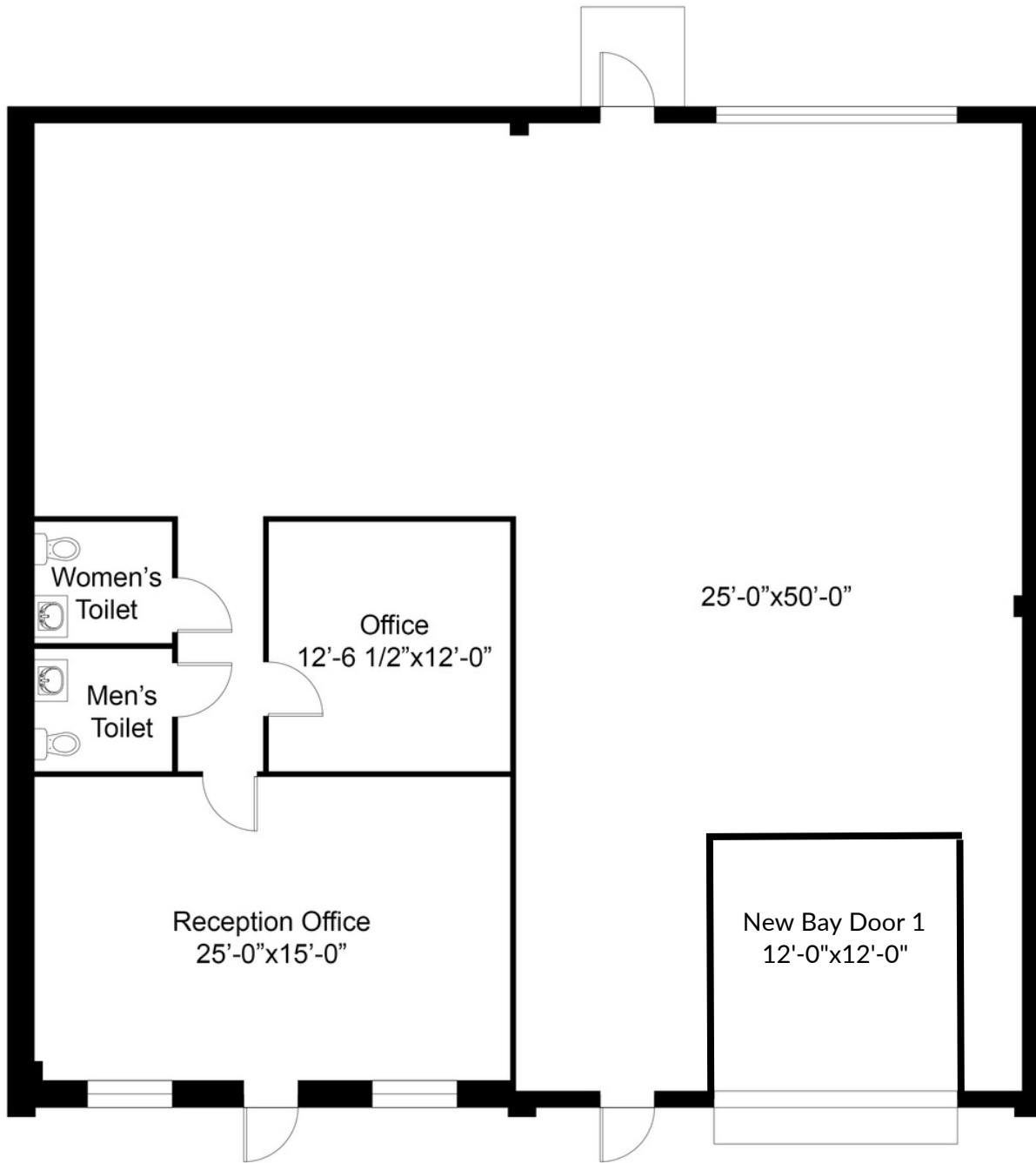
505 B CORNERSTONE CT, HILLSBOROUGH, NC

# Property Description

Lease Rate	\$3,000 / month + utilities
Available Space	2,500SF
Zoning	GI, General Industrial
Best Use	Flex
PIN Number	9874405860

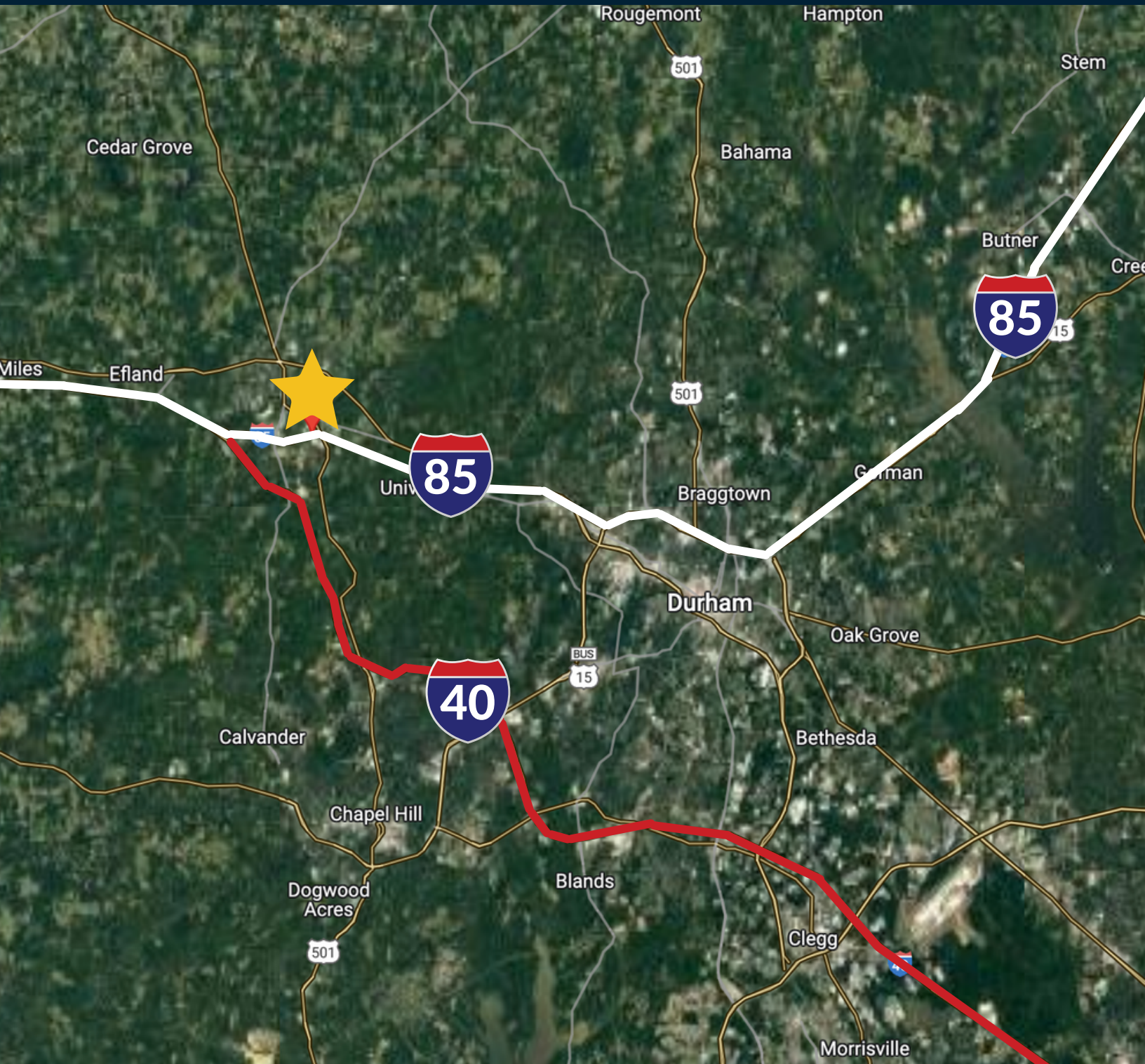


# Floor Plan



505 B CORNERSTONE CT, HILLSBOROUGH, NC

# Regional Map



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# Population Overview

Population	2 mile	5 mile	10 mile
2010 Population	10,548	22,355	153,449
2023 Population	14,208	28,366	178,243
2028 Population Projection	14,709	29,139	180,958
Annual Growth 2010-2023	2.7%	2.1%	1.2%
Annual Growth 2023-2028	0.7%	0.5%	0.3%

Traffic	Cross Street	Traffic Volume	Count Year	Distance from Property
State Rd 86	Cornerstone Ct S	9,146	2022	0.25 mi
State Hwy 86	Valley Forge Rd SE	8,921	2022	0.35 mi
I- 85	State Rd 86 E	49,077	2022	0.36 mi
US Hwy 70A E	Hwy 70 Bus NW	6,170	2022	0.38 mi
US Hwy 70A E	US Hwy 70 Bus NW	6,578	2020	0.38 mi
I-85	State Rd 86 E	47,000	2020	0.45 mi
Tuscarora Dr	US Hwy 70A E S	225	2018	0.55 mi
State Hwy 86 S	Old Nc 10 SE	10,533	2022	0.55 mi
Old Nc 10	Orange Mobile Home Ests SE	4,635	2022	0.70 mi
Tuscarora Dr	US Hwy 70A E W	685	2018	0.70 mi

# Population Overview

Households	2 mile	5 mile	10 mile
2010 Households	4,068	8,750	62,941
2023 Households	5,536	11,206	73,335
2028 Household Projection	5,738	11,527	74,589
Annual Growth 2010-2023	3.1%	2.4%	1.5%
Annual Growth 2023-2028	0.7%	0.6%	0.3%
Avg Household Size	2.5	2.5	2.3
Avg Household Vehicles	2	2	2

Household Income	2 mile	5 mile	10 mile
< \$25,000	808	1,656	11,724
\$25,000 - 50,000	1,010	2,193	15,863
\$50,000 - 75,000	867	1,640	10,529
\$75,000 - 100,000	725	1,386	8,065
\$100,000 - 125,000	645	1,144	6,278
\$125,000 - 150,000	357	764	5,717
\$150,000 - 200,000	581	1,218	6,815
\$200,000+	543	1,206	8,344
Avg Household Income	\$100,688	\$102,240	\$100,395
Median Household Income	\$77,862	\$77,065	\$71,112



**Pickett Sprouse Commercial Real Estate**

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