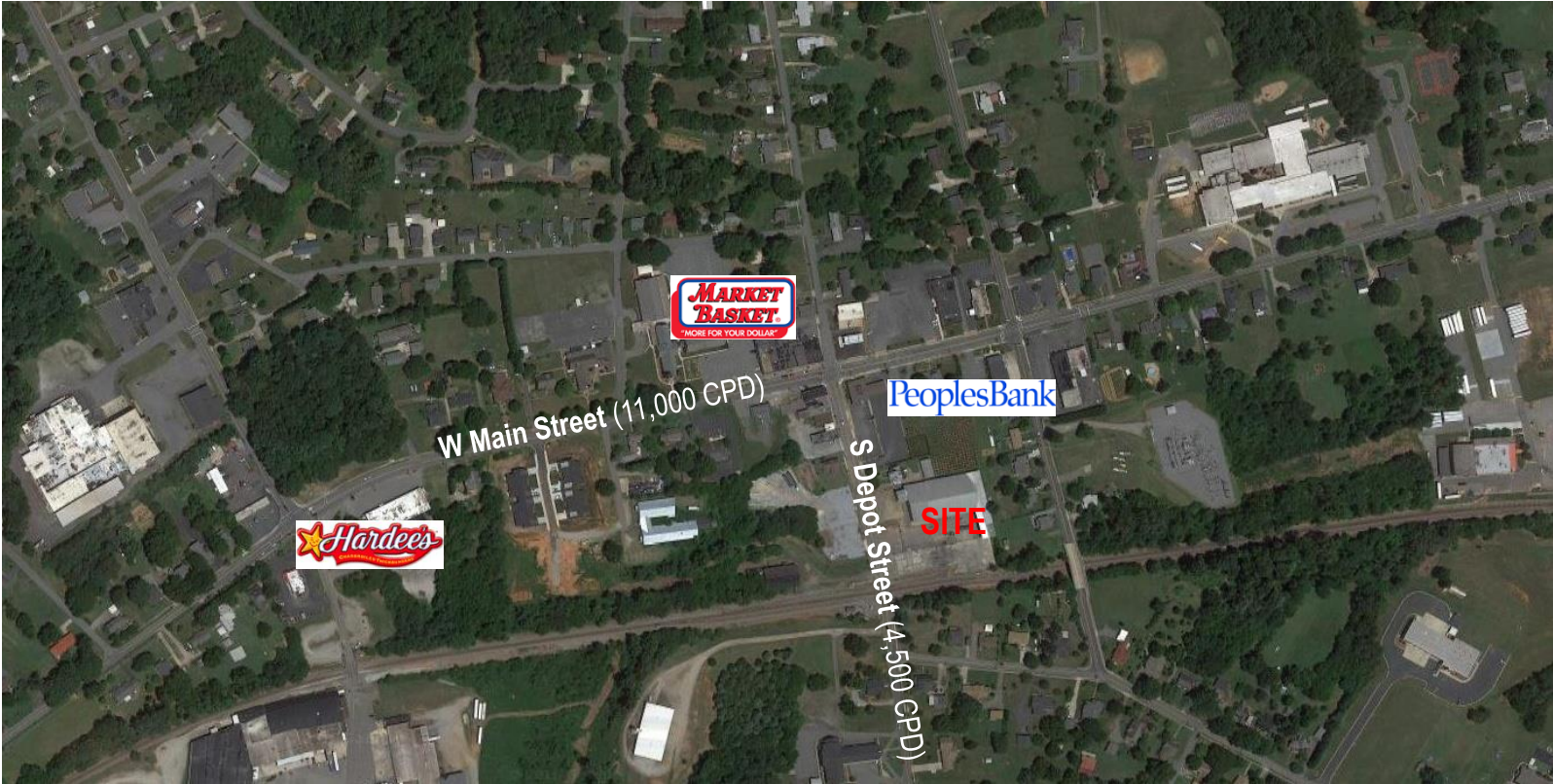


FORMER HARDWARE SITE | CLAREMONT, NC

4848 & 4860 S DEPOT STREET CLAREMONT, NC 28610



SPECIFICATIONS

Price: \$275,000

SF: 38,000 +/-

Acres: 1.47 +/-

Zoning: B-1

Ceiling Height: 20' +/-

Former Claremont Hardware site available for sale. Open storage on gated lot with 20' ceilings. Approximately 6,000 SF enclosed area. Site has rail access



COMMERCIAL  FIRST

Commercial Real Estate | Site Selection

Jenny Eckard

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3031 North Center Street

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SITE

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DEMOGRAPHICS

4848 & 4860 S DEPOT STREET CLAREMONT, NC 28610

1 Miles:

3 Miles:

5 Miles:

POPULATION: 2017

Total Population	1,300	8,816	29,038
Median Age	41.9	42.3	41.0
Employees	3,360	8,263	17,598
Establishments	95	303	959

INCOME: 2017

Median HH Income	\$48,328	\$48,252	\$43,168
Average HH Income	\$61,671	\$61,631	\$56,938
Per Capita Income	\$24,125	\$24,142	\$22,379

HOUSEHOLDS: 2017

Total Households	586	3,407	11,339
Average Household Size	2.21	2.57	2.54

HOUSING: 2017

Owner Occupied Housing Units	64.4%	68.7%	64.5%
Renter Occupied Housing Units	24.8%	22.1%	26.3%
Vacant Housing Units	10.8%	9.2%	9.2%

RACE: 2017

White	83.1%	82.0%	78.8%
Black	7.1%	6.9%	8.3%
American Indian, Eskimo, Aleut	0.5%	0.4%	0.4%
Asian	4.3%	5.5%	5.7%
Hawaiian or Pacific Islander	0.0%	0.1%	0.1%
Other	3.3%	3.2%	4.6%
Multirace	1.7%	1.8%	2.2%

ETHNICITY: 2017

Hispanic	6.9%	6.2%	8.9%
Non-Hispanic	93.1%	93.8%	91.1%

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