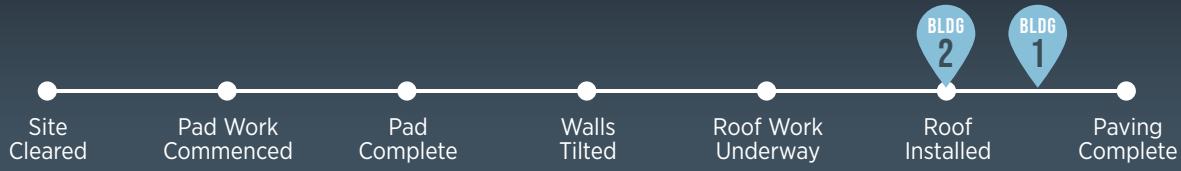


WEST SITE
CURRENT CONSTRUCTION
STATUS



LINCOLN
COMMERCE
CENTER



WWW.LINCOLNCOMMERCECENTER.COM

CROW HOLDINGS
INDUSTRIAL



FERMIN DEOCA
+1 704 335 4436
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MATT TREBLE
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matt.treble@cushwake.com

LINCOLN COMMERCE CENTER PARK



1,993,611 SF



CROSS-DOCK & REAR LOAD BUILDINGS



MULTI-TENANT & SINGLE TENANT USERS



ACCESS TO HWY 16 & HWY 73

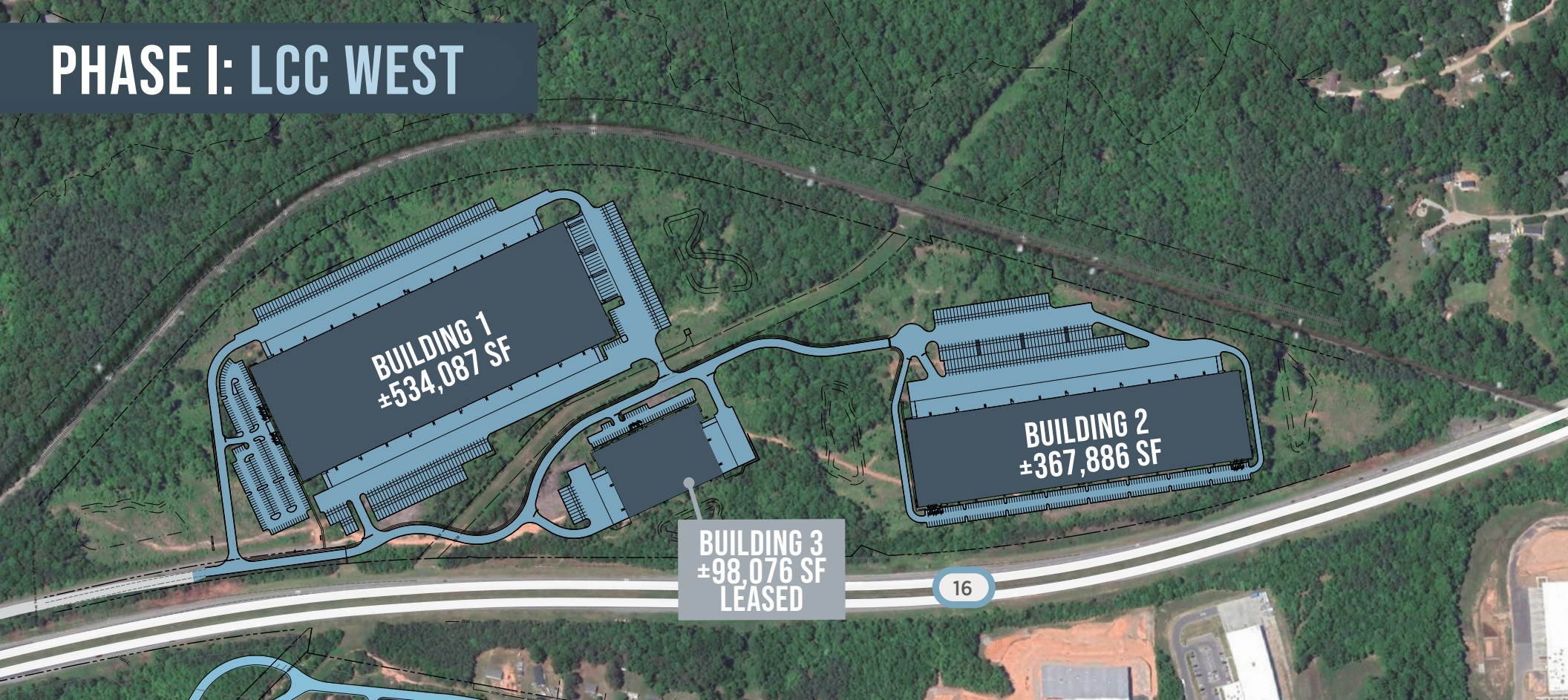


ABUNDANT NEARBY AMENITIES



AMPLE PARKING FOR CARS & TRAILERS

PHASE I: LCC WEST



BUILDING 1:

DIMENSIONS: ±1,208' X 440'

CLEAR HEIGHT: 40'

COLUMN SPACING: 53'4" X 56'

STAGING BAYS: 60'

LOADING: 116 DH - 4 DI

PARKING: 282 CAR 215 TRAILER

BUILDING 2:

DIMENSIONS: ±1,180' X 310'

CLEAR HEIGHT: 36'

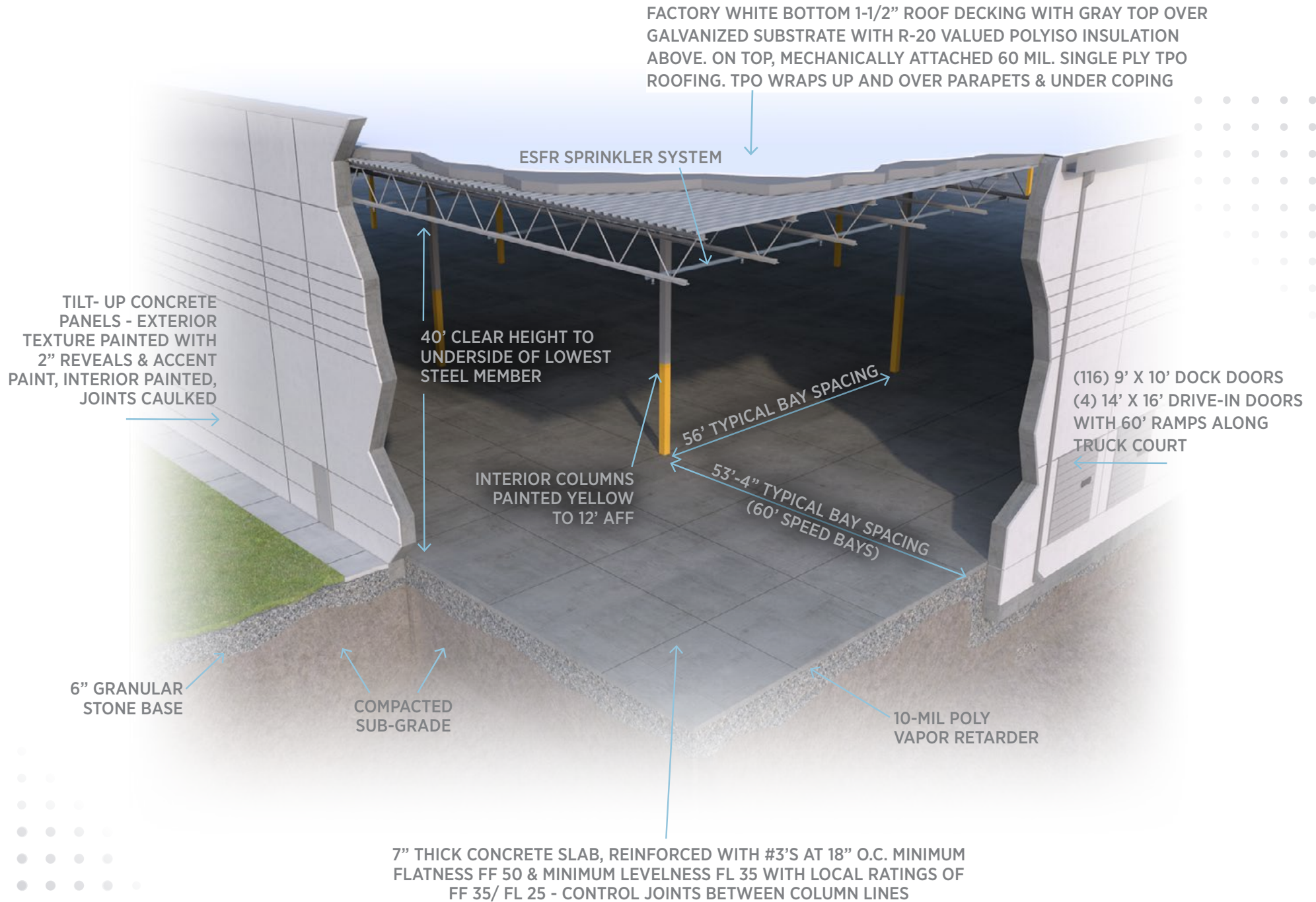
COLUMN SPACING: 50' X 56'

STAGING BAY: 60'

LOADING: 66 DH - 2 DI

PARKING: 236 CAR 129 TRAILER

LCC WEST: BUILDING 1



PHASE II: LCC EAST



BUILDING 1:

BLDG SIZE: 945' X 322.5'

PARKING: 170 CAR 211 TRAILER

BUILDING 2:

BLDG SIZE: 1,050' X 440'

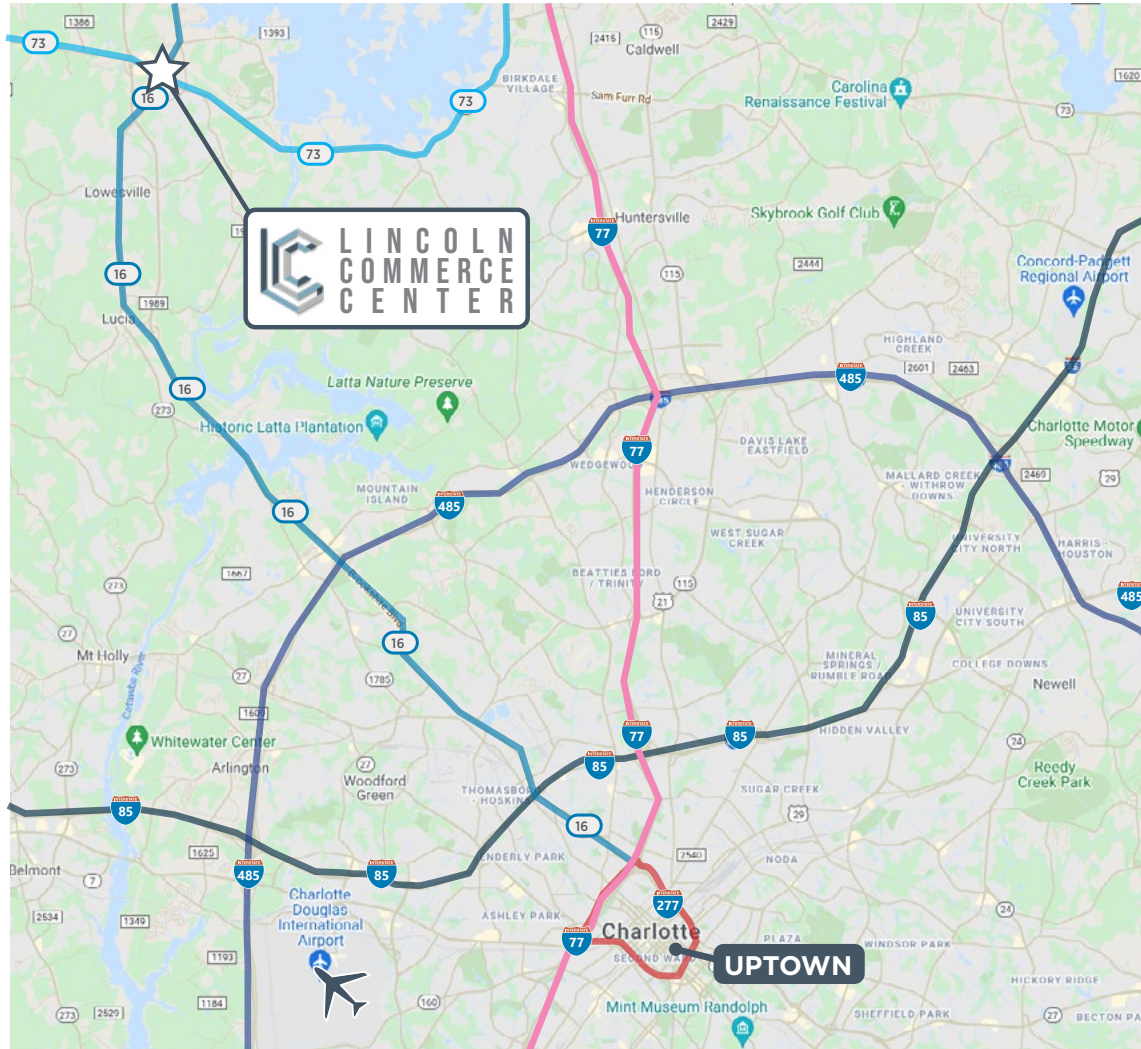
PARKING: 285 CAR 189 TRAILER

BUILDING 3:

BLDG SIZE: 840' X 270'

PARKING: 195 CAR 47 TRAILER

LCC: MAPS



	MILES	DRIVE TIME		MILES	DRIVE TIME
	8.6 MILES	18 MIN		18.5 MILES	29 MIN
	10.7 MILES	15 MIN		19.2 MILES	26 MIN
	16.3 MILES	20 MIN	UPTOWN	19.8 MILES	30 MIN



LOCAL AMENITIES (10 MIN DRIVE)



LCC: NEARBY AMENITIES

Lincoln Commerce Center (LCC)

- Building 1:** ~304,762 SF
- Building 2:** ~462,000 SF
- Building 3:** ~226,800 SF
- Building 4:** ~534,807 SF
- Building 5:** ~367,988 SF
- Building 6:** ~88,076 SF (LEASED)

Surrounding Amenities:

- Restaurants:** My Brothers Bagel, KURE, Margaritas, Dunkin' Donuts, Wendy's, Chick-fil-A, Quiznos, Zaxby's, KFC, McDonald's, Arby's, Harris Teeter, ABC, TSC Tractor Supply Co.
- Retail:** Walmart Supercenter, Lowe's, AutoZone, Murphy, Reilly Auto Parts, Meineke, QuikTrip, Walgreens, Publix, PetSmart, The UPS Store, Book-Off, GNC, Salon Lofts.
- Services:** Safarimiles, Laser Norman Pool and Spa, Japanese Dining, Dental Care.
- Other:** Discount Tire, First Citizens Bank, Fifth Third Bank, Bank of America.

Traffic Volume Data (VPD):

- 26,000 VPD
- 22,000 VPD
- 18,500 VPD
- 16,000 VPD
- 20,000 VPD
- 15,500 VPD
- 16,800 VPD
- 29,500 VPD
- 5,400 VPD
- 6,800 VPD
- 6,700 VPD
- 4,200 VPD
- 5,700 VPD
- 7,500 VPD

Streets: Airlee Parkway, Rufus Rd, Foxshire Dr, Triangle Cir, Deer Track Dr, Forest Oak Dr, NJ Pkwy, N Plant Knob Rd, Otts Cir, Killian Farm Rd, Nellie Cir, Sandtrap Ln, Burnt Ln, Birdie Dr.

Waterways: Cherry Point Dr, Lucky Creek Ln, Blackwood Rd, Water Oaks Dr, Hagers Ferry Rd.

LCC: DEMOGRAPHICS



POPULATION

	10 MILE	30 MILE	50 MILE
2010	120,122	1,907,008	2,997,320
2021	181,366	2,111,318	3,325,087
2026	199,831	2,271,993	3,552,900



AVG. HOUSEHOLD INCOME

	10 MILE	30 MILE	50 MILE
AVG	\$127,717	\$94,362	\$90,317
MED	\$87,359	\$67,281	\$62,282



OF HOUSEHOLDS

	10 MILE	30 MILE	50 MILE
2010	42,369	618,874	1,299,870
2021	78,180	898,326	1,409,137
2026	86,758	974,686	1,516,500



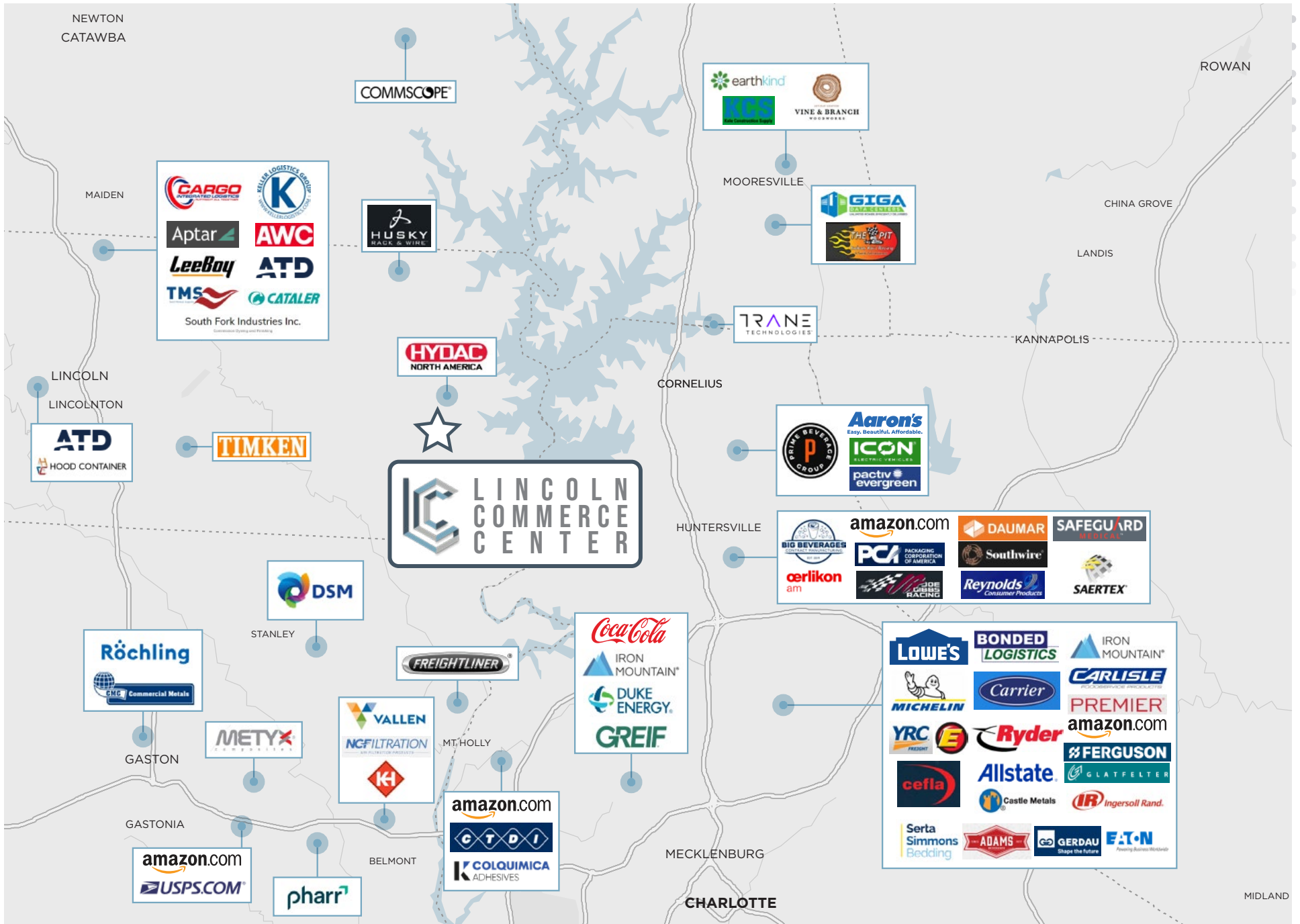
LABOR

	10 MILE	30 MILE	50 MILE
EMPLOYEES	94,528	1,072,478	1,656,295

53% OF THE NATION'S POPULATION IS WITHIN A DAY'S DRIVE OF THE CHARLOTTE REGION



LCC: CORPORATE NEIGHBORS



CROW HOLDINGS
INDUSTRIAL



L I N C O L N
C O M M E R C E
C E N T E R



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