

Colonial Village Center



Overview:

Excellent Office/Retail lease opportunity available in Lincolnton. Excellent center in a growing sector of the City of Lincolnton. Location offers a short commute to Charlotte and Charlotte-Douglas Airport. Located on Highway 321 Business/North Aspen Street. Belk's, Aldi's, restaurants, downtown Lincolnton and Super Walmart in the direct vicinity.

Property Highlights:

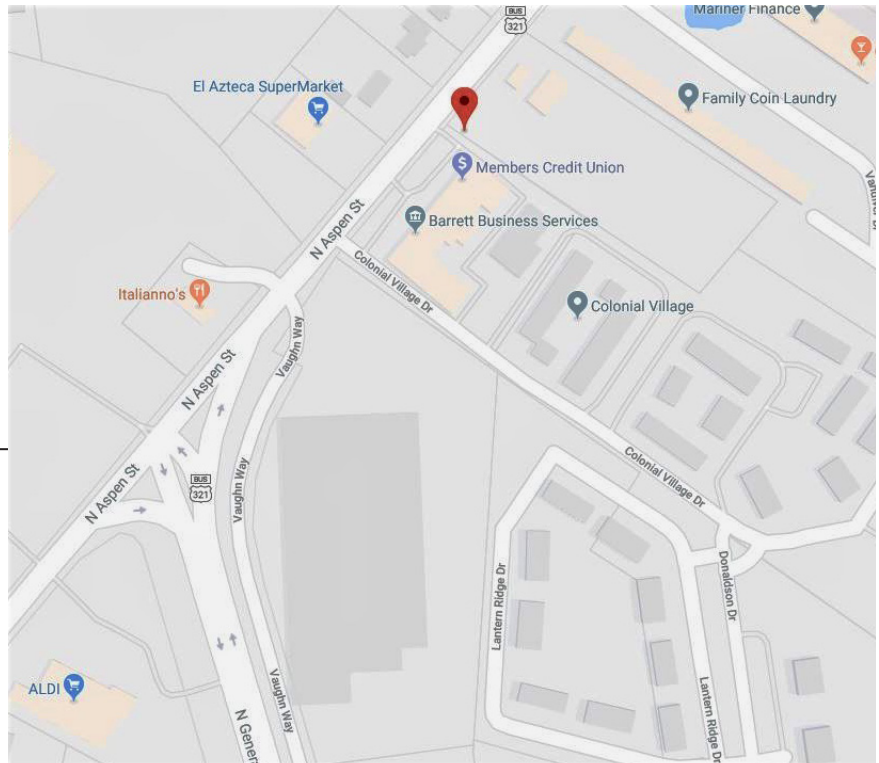
- Competitive Lease Rates
- Excellent Street visibility
- Desirable location on Highway 321 Business
- Ample parking

Utilities:

- | | |
|---------------|--|
| • Water | City of Lincolnton |
| • Waste Water | City of Lincolnton |
| • Electric | Duke Energy |
| • Phone | AT&T |
| • Internet | Spectrum Communications
or AT&T Business Services |

SUMMARY:

Available SF: (2 store fronts) 1680 & 930 Sq. Ft. available
 Lease Rate: \$10.00 SF/(negotiable)
 Total Land Area: 2.23 acres
 Year Built: 1986
 Building Size: 17,446 Sq. Ft.



Contact Information:

Rhonda Hunter
 Entrepreneur Growth Specialist
 502 East Main Street
 Lincolnton, NC 28092

Phone: (704) 732-1511 Ext. 1
 Email Address: Rhonda@lincolneda.org
 Website: www.lincolneda.org

