

35.474250, -81.243540



**Overview:**

Commercial Center in Lincolnton, NC is fast-growing. Highway 321 just minutes from downtown. 4 lane full moving access with over 27,000 vehicles per day. Daytime population of over 10,000 in the immediate area. Lincoln Station has available spaces open for lease.

**Property Highlights:**

- Zoned: G-B/Commercial
- Asphalt Parking
- Curb, Gutter and Sidewalk
- Existing Established Tenants – Jin’s Buffett, Little Caesars Pizza, Zaxby’s and O’Riley Auto Parts
- Stylish architectural design – newer looking retail center
- End cap with patio opportunity
- Drive-thru end cap option
- Prominent building and pylon signage
- New landscape around building and new LED lights
- Ample parking
- Street visibility and individual tenant signage on street sign

**Utilities:**

- Water and Sewer
- Electric and Natural Gas
- DSL, Coax and Fiber accessible

**Lease:**  
**\$10.00 - \$15.00 Sq. Ft. Negotiable**

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