



**1190 SF Available**

## OVERVIEW

**Excellent Office/Retail lease opportunity available. Excellent center in a growing sector located on Highway 321 Business/North Aspen Street.. Taco & Tequila, Belk's, Marshall's, Burke's, Ross, Aldi's, Super Walmart in the direct vicinity. High traffic count area.**

**For Lease: \$7.45 /SF/YR**

## HIGHLIGHTS:

- **Available SF: 1190 SF (152 Vandiver Dr)**
- **Competitive Lease Rates**
- **Excellent Street Visibility**
- **Desirable location on Hwy 321 Bus/Aspen**
- **Ample Parking Area**

## UTILITIES:

**Water/Sewer:**

**Cable/Internet:**

**Electrical:**

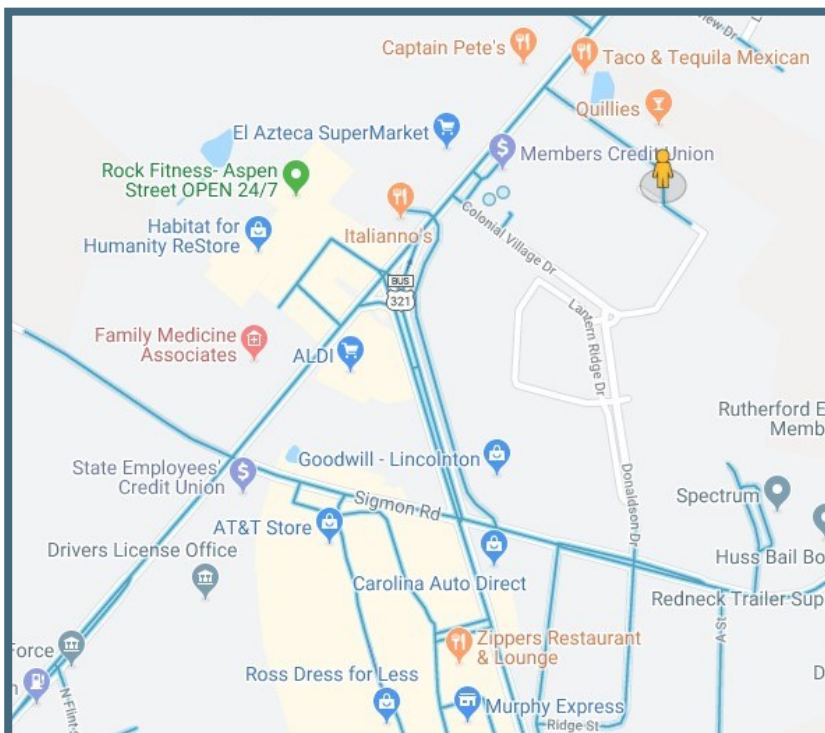
**Phone:**

**City of Lincolnton**

**Charter/AT&T Business**

**Duke Energy**

**AT&T**



## Contact Information:

**Rhonda Hunter, Entrepreneur Specialist**

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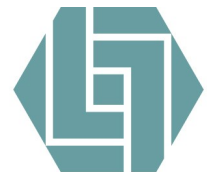
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## NORTHGATE SHOPPING CENTER

111-173 Vandiver Drive, Lincoln, NC 28092



**SMALL BUSINESS &  
ENTREPRENEURS**  
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION



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