



OVERVIEW

The first floor at Main Street level is available for lease, owner seeking an interested restaurant. The Historic Reinhardt Building is a highly visible 3-story building located on the busy corner of West Court Square in Downtown Lincolnton. Future expansion of the upper floors will be for resident/loft space. Located near popular Court House restaurants and shops.

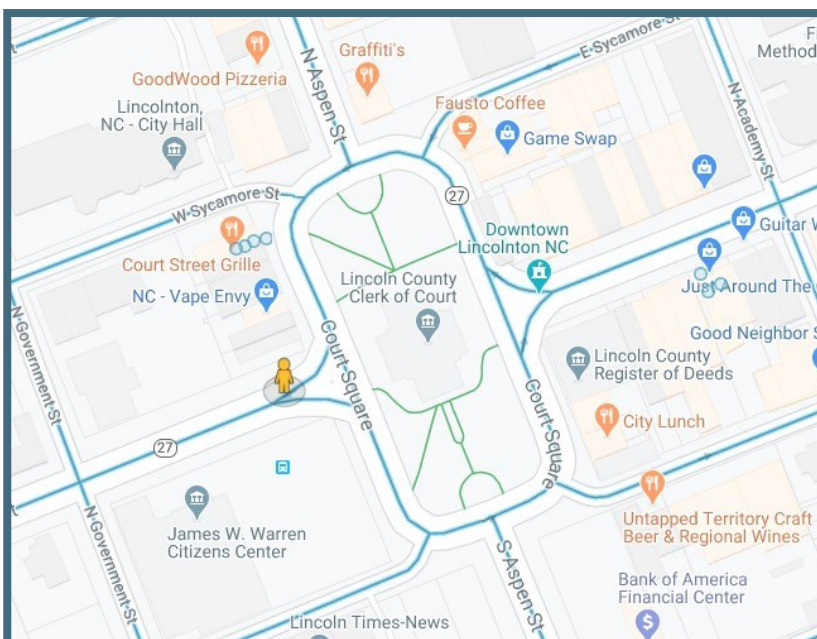
For Lease: \$2200 Per Month—3 Year Lease Preferred

UTILITIES:

Water/Sewer:	City of Lincolnton
Cable/Internet:	Charter/AT&T
Electrical:	City of Lincolnton

HIGHLIGHTS:

- Historic building built in 1908
- 2380 SF Available- First Floor
- Entire 1st Floor minus back entrance/ back bathroom area ;to be utilized by upper residential space/lofts upon completion.
- Minimum 3 Year Lease Preferred but Negotiable
- Exterior Maintenance/HVAC maintained by Lessor/Owner
- 14' High Ceilings
- Street Parking



Contact Information:

Rhonda Hunter, Entrepreneur Specialist

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Email: rhonda@lincolneda.org



Front Door Looking to Rear



Front Door Looking to Rear



Rear Glass Wall to Rear Room



Rear Room Interior



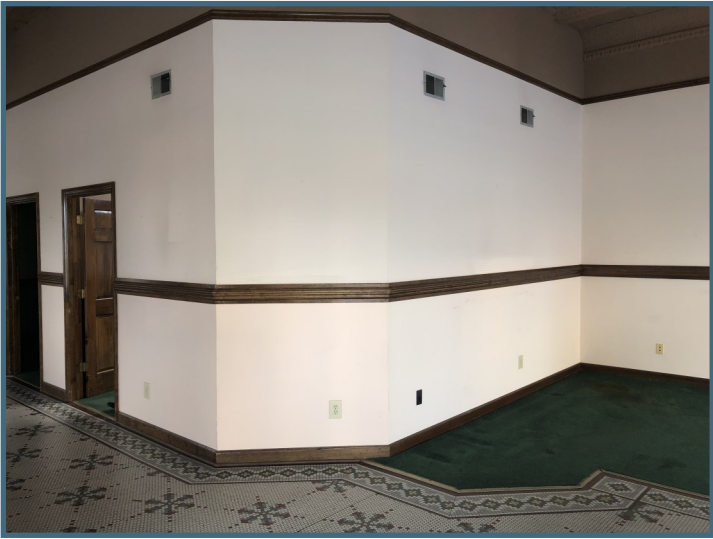
Rear Looking to Front Entrance



Front Ell Space/Window



Side Door Exit



Front Ell Space Left



Front Ell Space/Window Right



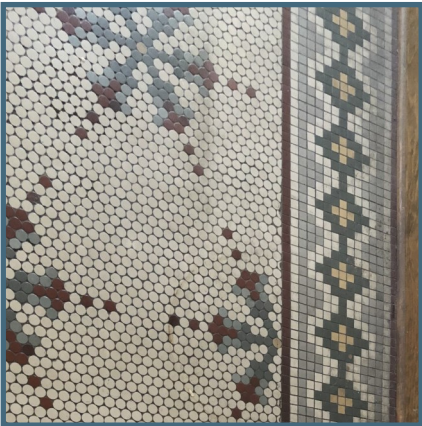
Front Ell Space/Window



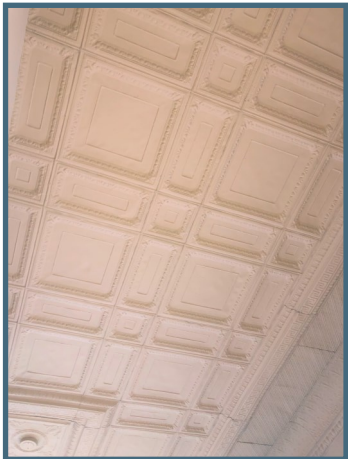
Front Ell Space/Window



Featured Tin Ceiling & Fans



Close-up Penny Tile



Close-up Tin Ceiling



Lock-off Space 1

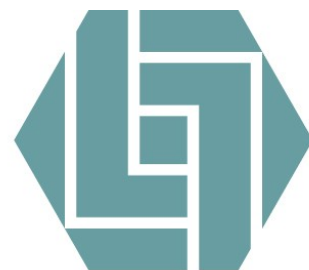


Lock-off Space 2



Lock-off Space 3

Note: Three lock-off spaces could be utilized as-is or they are non-load bearing walls and could be removed to open up entire front square footage.



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