



## 3,179 to 7,088 SF Suites Available

- NEW FAÇADE
- REPAVED PARKING LOT 2021
- INFRASTRUCTURE UPGRADES
- LANDSCAPE ISLANDS ADDED
- NEW SIGNAGE
- RESTAURANT LOCATION
- OUTPARCEL SPACE AVAILABLE
- LOCATED OLD HWY 321 BUS. & NORTH ASPEN STREET

### OVERVIEW

Located at signaled intersection of Hwy 321 Business and North Aspen Street. This shopping center has been remodeled with a major façade update in 2021. Currently 3,179 to 7,088 SF Retail Suites available, and a 7,088 SF Former Restaurant space with hood system and grease trap in place.

**For Lease: \$15.00 SF/YR Triple Net (NNN)**



### HIGHLIGHTS

- 3,179 to 7,088 SF Retail Space
- 7,088 SF Former Restaurant Space with hood system and grease trap in place
- Ample Parking
- Signalized Access
- In Lincolnton Retail Corridor
- Outparcels Available

### UTILITIES

|                                     |  |
|-------------------------------------|--|
| Water:                              | City of Lincolnton<br>12" Water Main                 |
| Sewer:                              | City of Lincolnton<br>8" Sewer Main                  |
| Electric:                           | Duke Energy  |
| Natural Gas:                        | Piedmont Natural Gas<br>60 PSI 4" line               |
| Data and Telecom:<br>(Coax & Fiber) | Charter Communications<br>and/or AT&T Communications |

#### Contact Information:

**Rhonda Hunter, Entrepreneur Specialist**

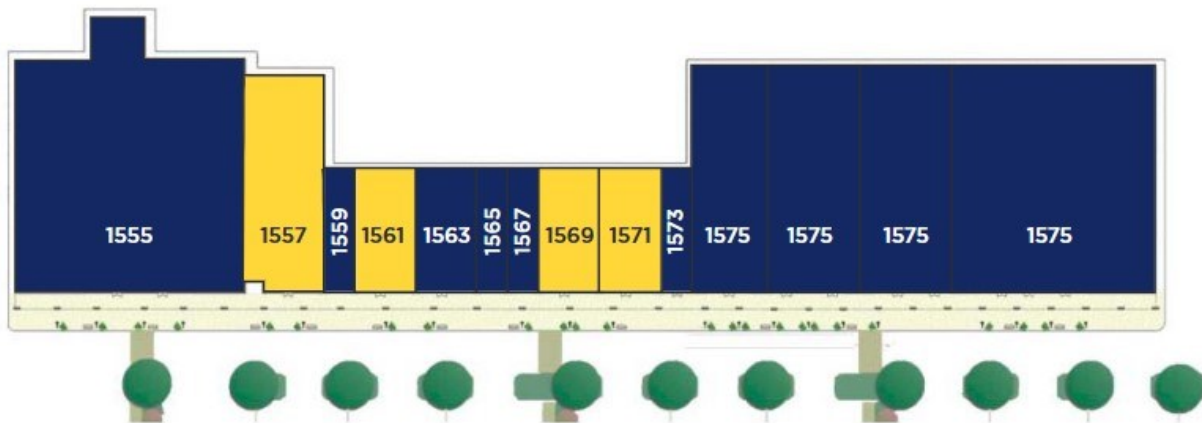
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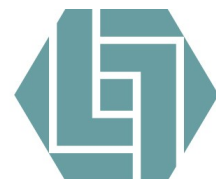
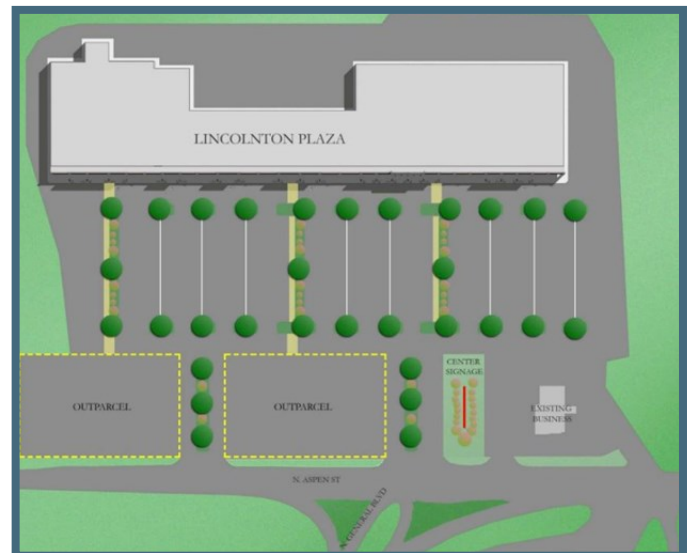


## LOCATION

- This facility is under 2.0 mile access to US HWY 321, a four-lane divided, interstate quality highway.
- 2.0 miles west of HWY 321
- 16 miles north of I-85



| SUITE | TENANT                     | SF     |
|-------|----------------------------|--------|
| 1555  | ROSES                      | 25,365 |
| 1557  | AVAILABLE                  | 7,088  |
| 1559  | H&R BLOCK                  | 1,667  |
| 1561  | AVAILABLE                  | 3,169  |
| 1563  | OUTFITTERS UNIFORMS        | 3,191  |
| 1565  | RUBEDO BRAZILLAN JUI JITSU | 1,627  |
| 1567  | B FIT SUPPLEMENTS          | 1,587  |
| 1569  | AVAILABLE                  | 3,180  |
| 1571  | AVAILABLE                  | 3,213  |
| 1573  | GROOMING LADY              | 1,613  |
| 1575  | ROCK FITNESS/BRONZE BODY   | 6,091  |
| 1579  | ROCK FITNESS               | 10,450 |
| 1581  | AARONS                     | 8,930  |
| 1583  | BADCOCK FURNITURE          | 19,406 |



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



# NEW SIGNAGE IN PLACE FOR ALL OCCUPIED SUITES





**7,088 SF**  
**All Open and Cleared**  
**Ready for**  
**Custom Renovation**  
**of Former Restaurant**  
**Beside Roses**

