

LEXINGTON PARKWAY PLAZA

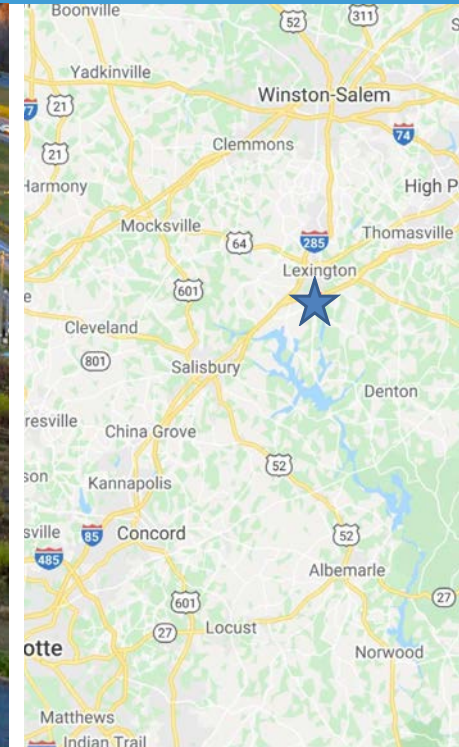
NEC OF I-85 AT HWY 8/COTTON GROVE ROAD, LEXINGTON, NC

FOR LEASE

NS New South
Properties

NEWSOUTHPROP.COM

± 1,500 SF RETAIL SPACE AVAILABLE | PAD SITE AVAILABLE



PROPERTY SUMMARY

- GLA ± 270,650 SF Regional Power Center
- ± 1,500 SF inline retail space available
- ± 1 acre outparcel available
- ± 0.5 acre inline pad site available for ± 20,000 SF
- Lexington Parkway Plaza is the largest shopping center in Davidson County.
- Located at I-85 at Hwy 8/Cotton Grove Rd., the main retail corridor in the market.
- Co-tenants include Belk, Gabe's, Planet Fitness, Ollie's, Tractor Supply, Chick-fil-A, Starbucks, and more!
- NOW OPEN: Tesla Supercharger Stations

TRADE AREA DEMOGRAPHICS (2025)

	20 MIN DRIVE TIME	TRADE AREA
POPULATION	104,174	100,659
AVERAGE HH INCOME	\$73,120	\$76,213
DAYTIME POPULATION	69,838	61,842
MEDIAN HOME VALUE	\$175,029	\$174,037
TOTAL RETAIL EXPEND.	\$1.13B	\$1.13B

TRAFFIC COUNTS

I-85: 61,800 AADT
Cotton Grove Rd: 28,000 AADT

BROKER CONTACT

DOWELL FINCH
704.927.2889
dfinch@newsouthprop.com

PAULA SAUNDERS
704.927.2892
psaunders@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

± 1,500 SF RETAIL SPACE AVAILABLE | PAD SITE AVAILABLE



PROPERTY OVERVIEW

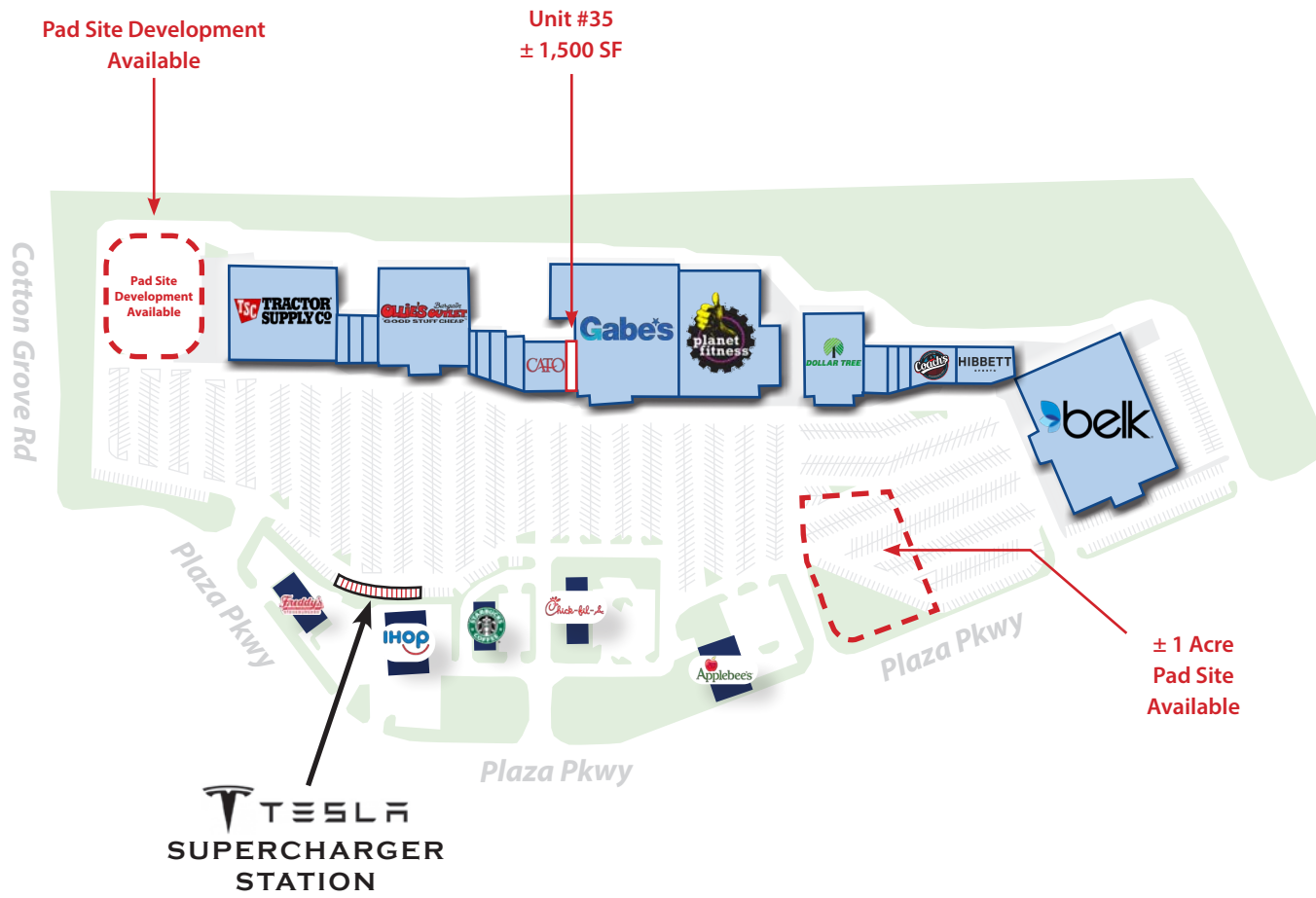
Lexington Parkway Plaza is the largest shopping center in Davidson County. The ± 270,650 SF power center offers prime retail location located at the intersection of I-85 and Hwy 8/Cotton Grove Rd. The center enjoys easy regional access, with signalized intersection and over 2,200 SF of interstate visibility.

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



± 1,500 SF RETAIL SPACE AVAILABLE | PAD SITE AVAILABLE

LEXINGTON PARKWAY PLAZA		
SUITE	TENANT	SF
15	Tractor Supply Company	32,000
17	GNC	1,988
19	Sweet Frog	1,200
21	Wingstop	3,175
23	Ollies	29,700
25	Little Caesars	1,500
26	Nail Salon	1,300
27	NC License Plate Agency	2,000
29	Affordable Dentures	2,833
31	CATO	6,400
37	GABES	62,150
35	AVAILABLE	1,500
39	Planet Fitness	29,821
43	Dollar Tree	17,010
45	Back Nine Golf	4,000
47	Jersey Mike's	1,400
49	L&X Tobacco	1,400
51	Coach's Neighborhood Grill	5,400
57	Hibbet Sports	5,850
69	Belk	57,033



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

