

Available for
BTS or Ground Lease
+/- 1.58 AC Available



+/- 1.58 AC Outparcel Available for Build-to-Suit or Ground Lease

364 US Highway 70

Marion, North Carolina, 28752

FOR LEASE

CONTACT BROKER FOR PRICING

Burns Bissell

(704) 816-0182

BBissell@MetCapCRE.com

Matt Henry

(330) 310-9384

MHenry@MetCapCRE.com

MetCap
COMMERCIAL

Property Overview

PROPERTY HIGHLIGHTS

- +/- 1.58 AC Community Center Outparcel Available for Ground Lease or Build-to-Suit
- Zoned: C2 (General Business)
- Anchored by Food Lion, Harbor Freight, Lowe's Home Improvement, Shoe Sensation
- Nearby Tenants: McDonald's, Wendy's, Taco Bell, Sonic Drive-in, Cookout, and T-Mobile
- Strong visibility and access on the Corner of US-70 & Hwy 221 Bypass
- VPD:
 - US-70 | 14,000 VPD
 - US-221 Bypass | 15,500 VPD



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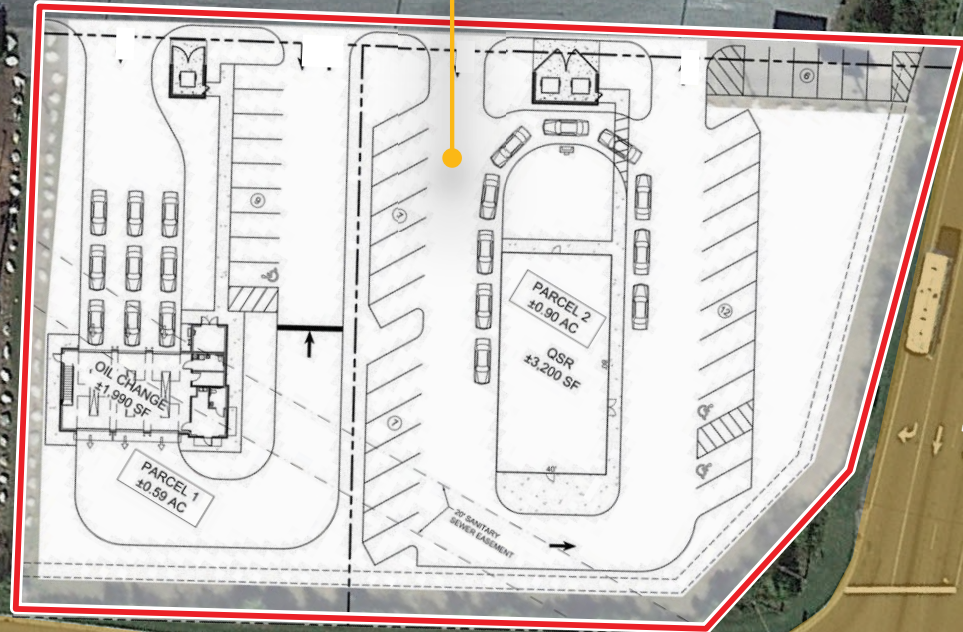
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Site Access

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15,500 VPD

US 221

14,000 VPD



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Market Aerial



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Demographic Profile

MARION | NORTH CAROLINA



\$76,540
Average HH Income



4,985
Households



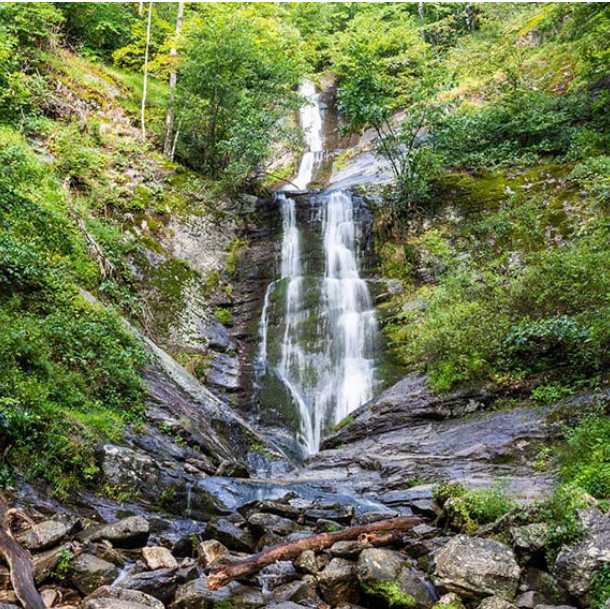
704
Businesses



7,560
Employees



11,507
Population



	1 Mile	3 Mile	5 Mile
Population			
2025 Estimated Population	1,304	11,507	19,044
2030 Projected Population	1,322	11,516	18,966
Households			
2025 Estimated Households	562	4,985	8,251
2030 Projected Households	580	5,092	8,399
Household Income			
2025 Estimated Avg Household Income	\$83,251	\$76,540	\$73,745
Businesses			
2025 Estimated Total Businesses	101	704	932
2025 Estimated Total Employees	1,288	7,560	10,115

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