

208  
N. College Ave.  
Newton, NC 28658

PRICE: **\$395,000**  
LEASE RATE: **\$3,150/mo NN**



## The Offering

Position your concept in the heart of historic Downtown Newton. This former restaurant and bar offer excellent visibility, established build-out, and strong foot traffic.

### IDEAL FOR

Restaurant • Taproom • Wine Bar • Cocktail Lounge • Café • Event Space • Brewery

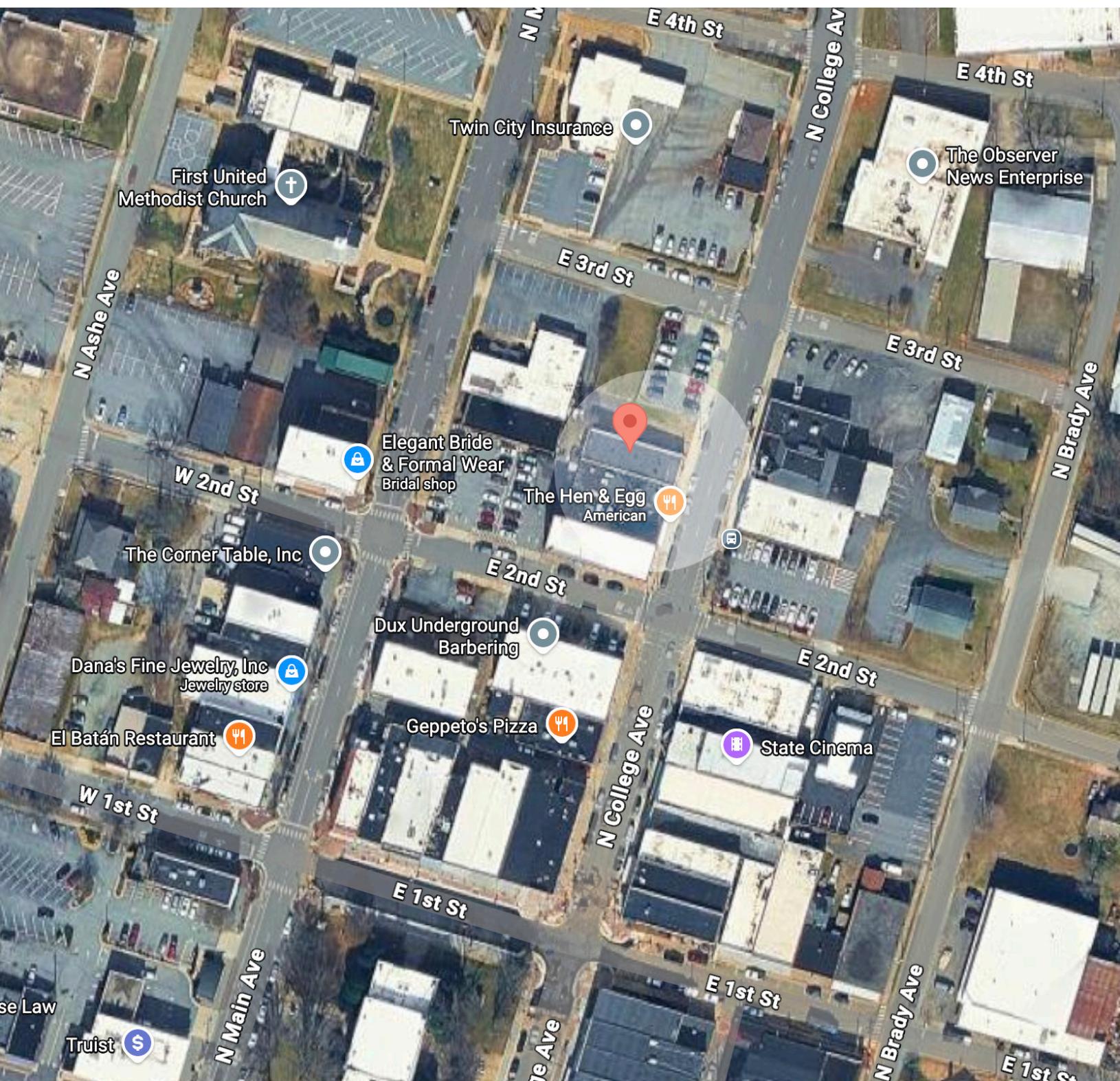
### PROPERTY HIGHLIGHTS

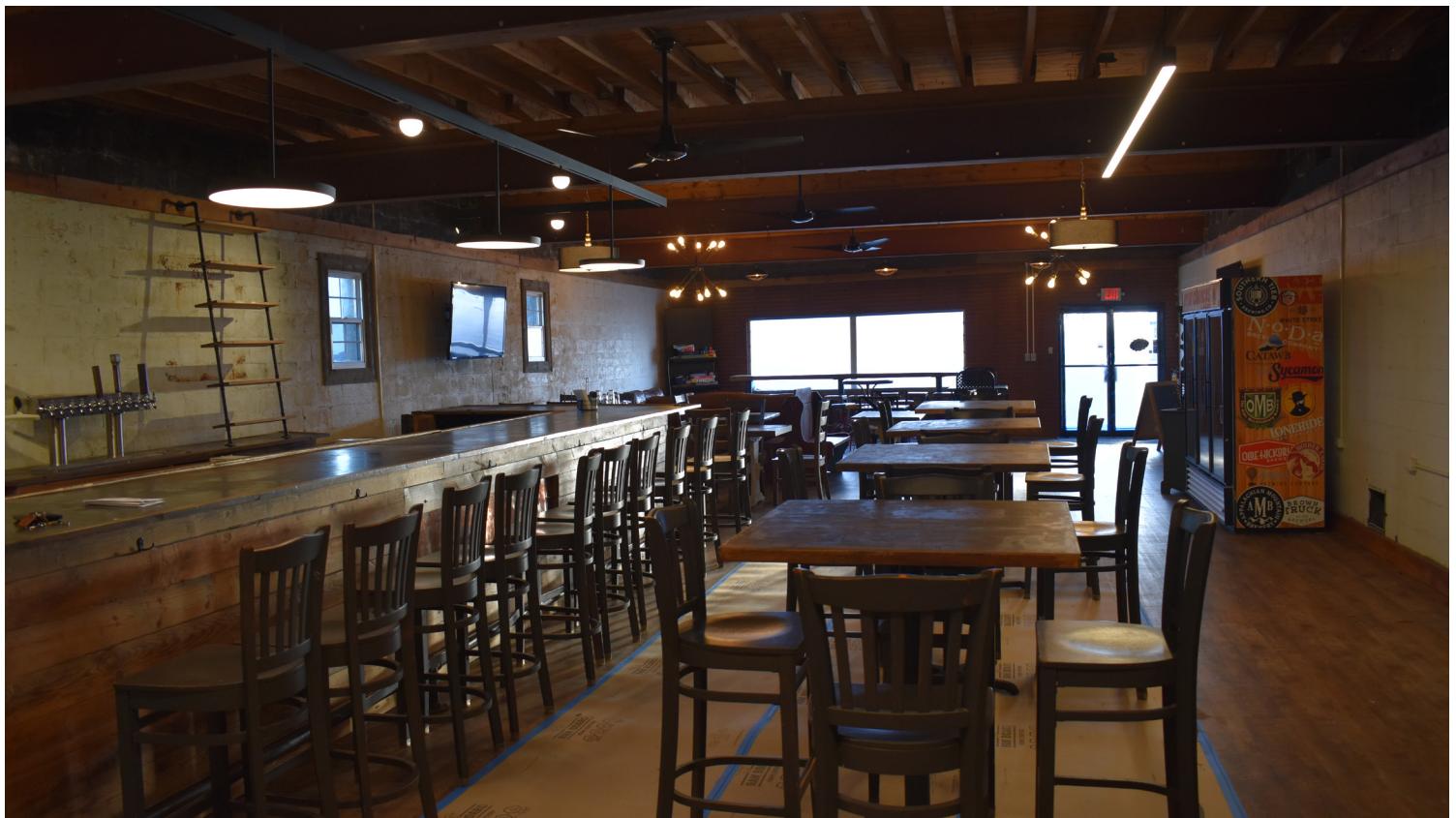
- 2,700sf plus basement of additional 2,700sf for storage
- Acreage: .07
- Zoning: B-3
- Year Built: ~1956
- Existing commercial kitchen infrastructure (inventory list available upon request)
- Bar area with seating
- Open dining room
- Ample nearby public parking

*The information given herein has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, changes in terms, prior sale or withdrawal without notice.*

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## Downtown Newton, North Carolina

### A Nationally Recognized Historic Downtown Rooted in Tradition, Powered by Creativity

Downtown Newton offers investors, entrepreneurs, creatives, and visitors a rare blend of authentic small-town character and modern infrastructure. As a Nationally Accredited Main Street community, Newton leverages its historic assets, diverse population, and growing creative economy to deliver a downtown that is walkable, welcoming, and economically resilient—where legacy businesses thrive alongside innovative new ventures.

#### Community Snapshot

**Population:** 13,571                    **Median Age:** 39.2                    **Median Household Income:** \$56,869

**Community Profile:** Highly diverse population rooted in manufacturing and agriculture, with a strong tradition of craftsmanship, entrepreneurship, and local pride.

#### Downtown Identity & Core Assets

Downtown Newton serves as the cultural and economic heart of the community, anchored by a quintessential courthouse square and a rich collection of historic, creative, and hospitality assets:

- **1924 Catawba County Courthouse** – Home to the Historical Museum, centrally located in the center of downtown and serving as a visual and cultural anchor.
- **The Old Post Office Playhouse** – A cornerstone of the local performing arts scene, offering community-driven theater and cultural programming.
- **The New State Theater** – A historic bedrock institution providing affordable entertainment and accessible arts experiences for residents and visitors alike.
- **Artist Incubator & Creative Spaces** – Newly opened facilities supporting Newton's growing creative-class economy and fostering entrepreneurship in the arts.
- **Boutique Hospitality** – Two boutique inns offering curated, detail-oriented accommodations that support overnight visitation and downtown experiences.

#### Business & Economic Strength

- 8 NC Main Street Certified Destination Businesses  
Recognized for offering niche products and services with a strong emphasis on quality, experience, and self-care—positioning Downtown Newton as a regional destination.
- Legacy Anchor Businesses  
7 downtown businesses have served the community for 30+ years, reinforcing economic stability and local trust.
- Creative Economy Growth  
Increasing emphasis on arts, culture, and small-scale entrepreneurship as drivers of downtown vitality and economic sustainability.

#### Infrastructure Investment

Downtown Newton recently completed a comprehensive streetscape improvement project, originally outlined in the City's 2018 Economic Development Plan, including:

- Wider, pedestrian-friendly sidewalks
- New, higher-capacity water pipes
- Underground utilities

- Updated light poles and streetscape amenities

These improvements enhance safety, walkability, and long-term development capacity.

### **National Recognition & Accreditation**

- National Main Street Accredited Community  
One of only 83 accredited downtowns nationwide, recognizing excellence in preservation-based economic development.
- Rooted Locally, Recognized Nationally  
Newton's traditions, cultural assets, and downtown approach have earned recognition beyond the region while remaining deeply grounded in local identity.

### **Investment Opportunity**

Downtown Newton is positioned for:

- Adaptive reuse of historic buildings
- Boutique retail and service concepts
- Creative office and studio space
- Small-scale mixed-use and residential infill
- Hospitality and experiential uses

Public investment, national accreditation, and a strong mix of legacy and destination businesses create a lower-risk environment for downtown real estate investment.

### **Why Downtown Newton**

Many Downtown Newton buildings are listed on the National Register of Historic Places, creating an environment where preservation drives creativity and community connection. Supported by modern infrastructure, national Main Street accreditation, and a diverse economic base, Newton is well positioned for intentional growth that respects its heritage while investing confidently in its future.

### **Downtown Newton: Rooted in Tradition. Recognized Nationally. Ready for Investment.**

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