

# LINCOLNTON PLAZA

## INLINE SPACE & OUTPARCEL OPPORTUNITIES

1555 N. ASPEN STREET | LINCOLNTON, NC



**MECA**  
COMMERCIAL REAL ESTATE





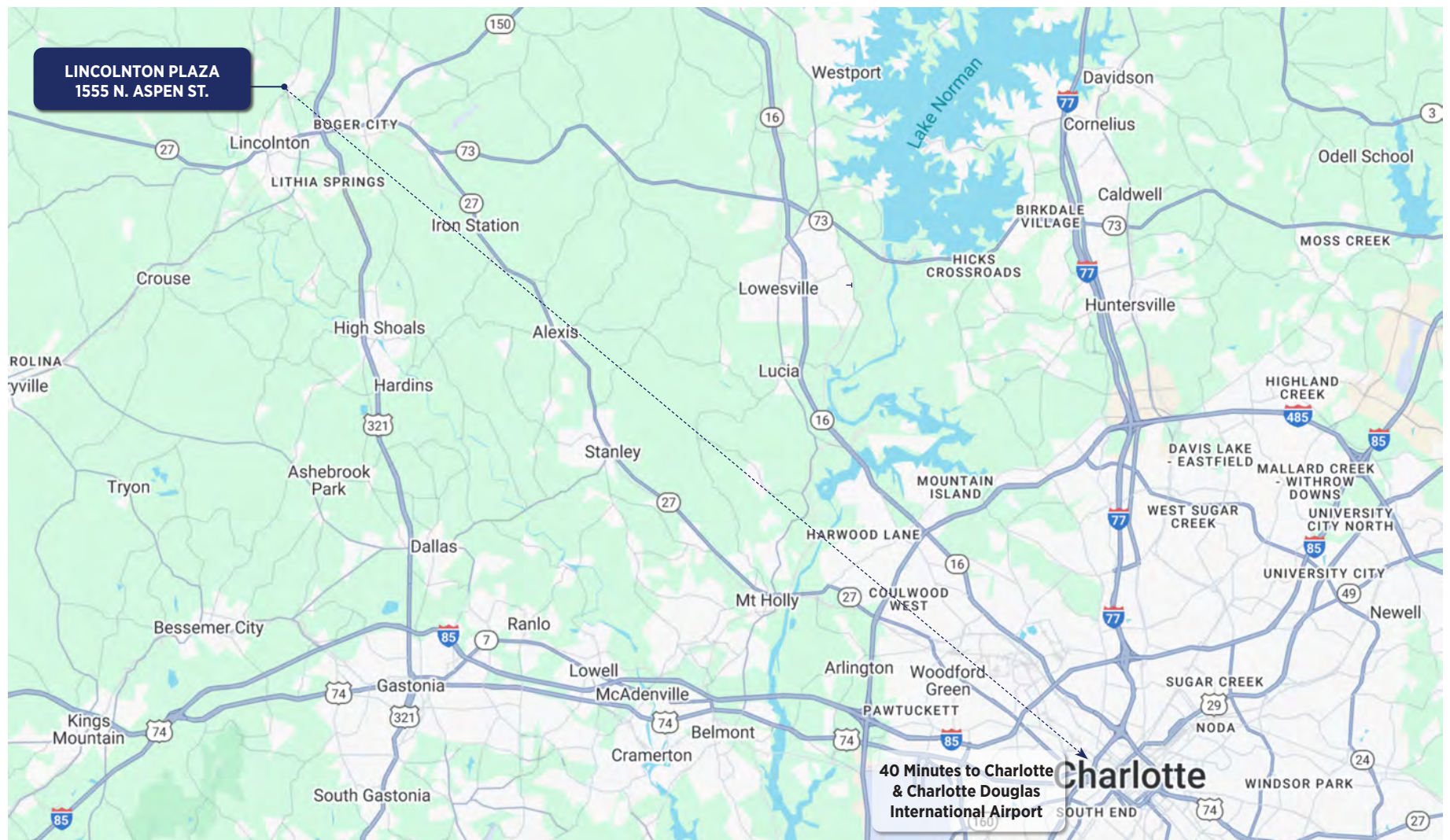
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## LINCOLNTON PLAZA

1555 N. Aspen St.  
Lincolnton, NC 28092

<b>ASKING PRICE/RATE</b>	Call Broker for Details
<b>INLINE SPACE</b>	1,613 - 19,406 SF Space Available
<b>OUTPARCELS</b>	± 0.80 - 0.95 Acres (For Sale or Lease)
<b>GLA</b>	96,587 SF
<b>TOTAL ACRES</b>	14.58 Acres
<b>YEAR BUILT/RENO</b>	1974/2021



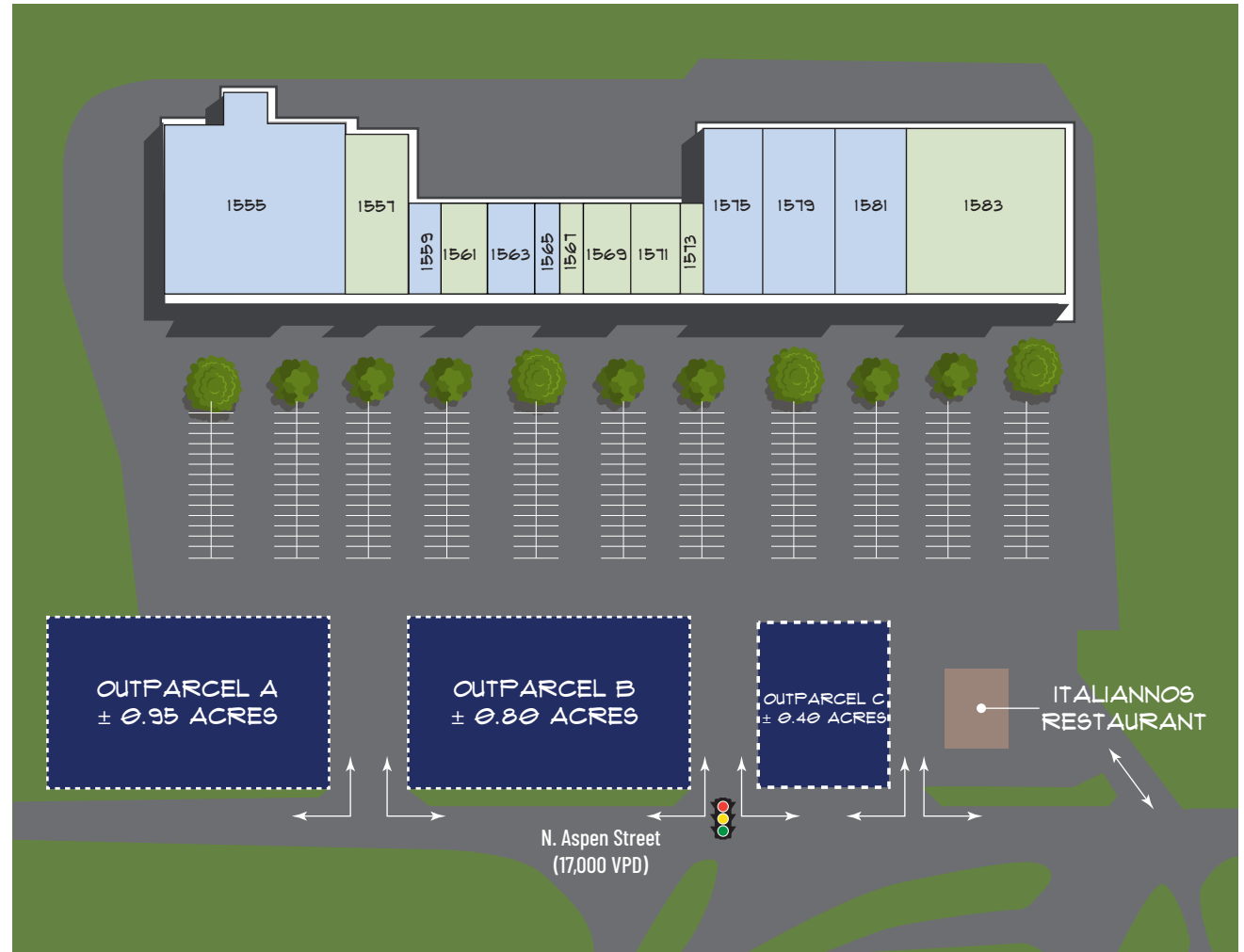
### PROPERTY HIGHLIGHTS

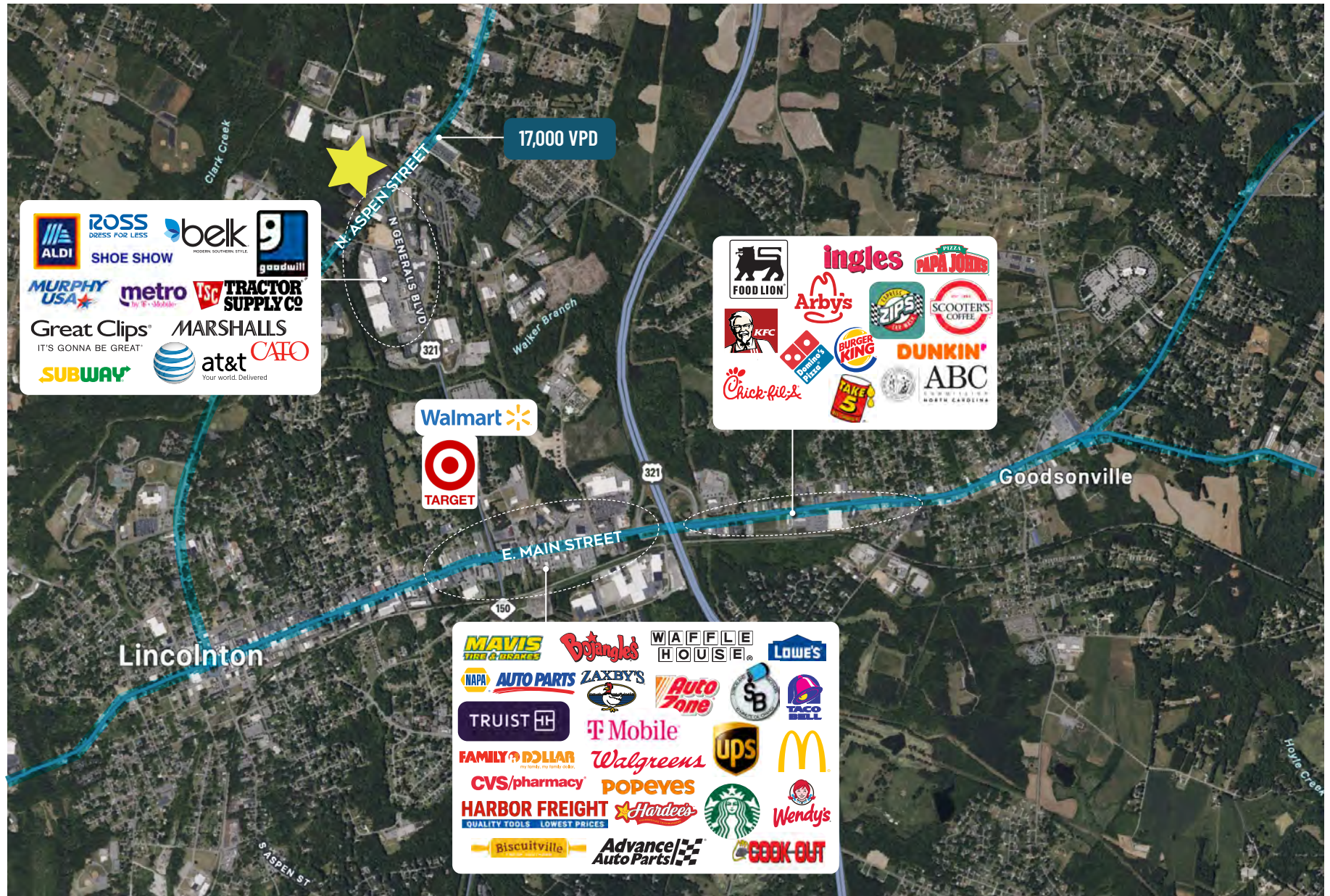
- Anchored by Aaron's, Roses Discount Store and Rock Fitness
- Shopping center sits at a lighted intersection on the corner of North Aspen St (15,000 VPD) and Bus-321 (12,000 VPD)
- Inline spaces available ranging from 1,613 - 19,406 SF with the ability to subdivide certain spaces
- Multiple inline spaces available including 7,000 SF former restaurant space and 19,000 SF anchor space recently upfit by previous tenant in last three years
- Outparcel opportunities along N Aspen St at a lighted intersection for sale or lease; size ranging from +/- 0.40 - 0.95 acres
- Area within 3-mile radius of Lincoln Plaza estimated to grow +16% over the next 5 Years
- Recent capital expenditures include a brand-new façade and resurfaced parking lot in Summer 2021





SUITE	TENANT	SF
1555	Roses	25,365
1557	Available	7,088
1559	H&R Block	1,667
1561	Available	3,179
1563	Outfitters	3,191
1565	Rubedo Brazilian Jui-Jitsu	1,627
1567	Available	1,587
1569	Available	3,180
1571	Available	3,213
1573	Available	1,613
1575	Rock Fitness (Bronze Body)	6,091
1579	Rock Fitness	10,450
1581	Aarons	8,930
1583	Available	19,406
Outparcel A	Available	±0.95AC
Outparcel B	Available	±0.80 AC
Outparcel C	Available	±0.40 AC









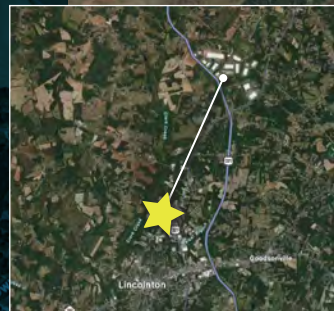


3.7  
MILES

### LINCOLN COUNTY INDUSTRIAL PARK

Lincoln County Industrial Park, a 680-acre master-planned development strategically located just north of Charlotte, offers outstanding interstate access via the U.S. The park is home to more than 3M+ SF and features numerous manufacturing and distribution facilities for companies such as RSI, American Tire, Crate & Barrel, future Axial Industrial facility, and more.

SEVEN  
MINUTE DRIVE

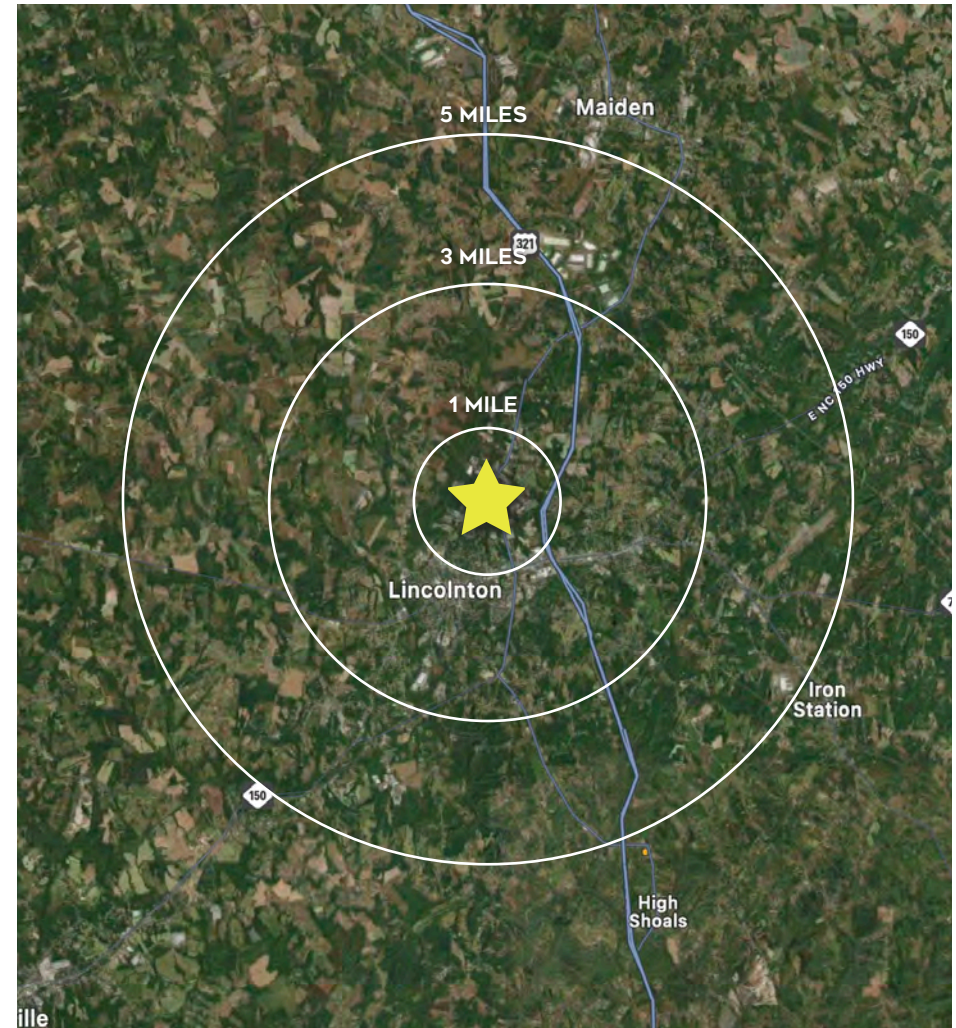




POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	2,932	22,054	38,806
White	1,707	13,699	25,576
Black	352	2,084	2,787
Hispanic	398	2,637	3,987
Am. Indian & Alaskan	9	86	130
Asian	40	156	256
Hawaiian & Pacific Island	1	8	18
Other	429	2,939	4,658
U.S. Armed Forces	10	31	31

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projection	1,236	9,079	15,747
2024 Estimate	1,067	7,785	13,527
2020 Census	1,043	7,272	12,622
Owner Occupied	479	4,427	8,838
Renter Occupied	588	3,357	4,686

HH INCOME	1 MILE	3 MILES	5 MILES
Income: <\$25,000	255	1,893	2,733
Income: \$25,000 - \$50,000	213	1,644	2,813
Income: \$50,000 - \$75,000	230	1,491	2,562
Income: \$75,000 - \$100,000	189	1,299	2,369
Income: \$100,000 - \$125,000	100	718	1,281
Income: \$125,000 - \$150,000	43	255	581
Income: \$150,000 - \$200,000	22	373	890
Income: \$200,000+	14	111	295
2024 Avg Household Income	\$62,940	\$65,023	\$72,223
2024 Med Household Income	\$55,038	\$55,007	\$59,805







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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.