

Likewise



For Sale



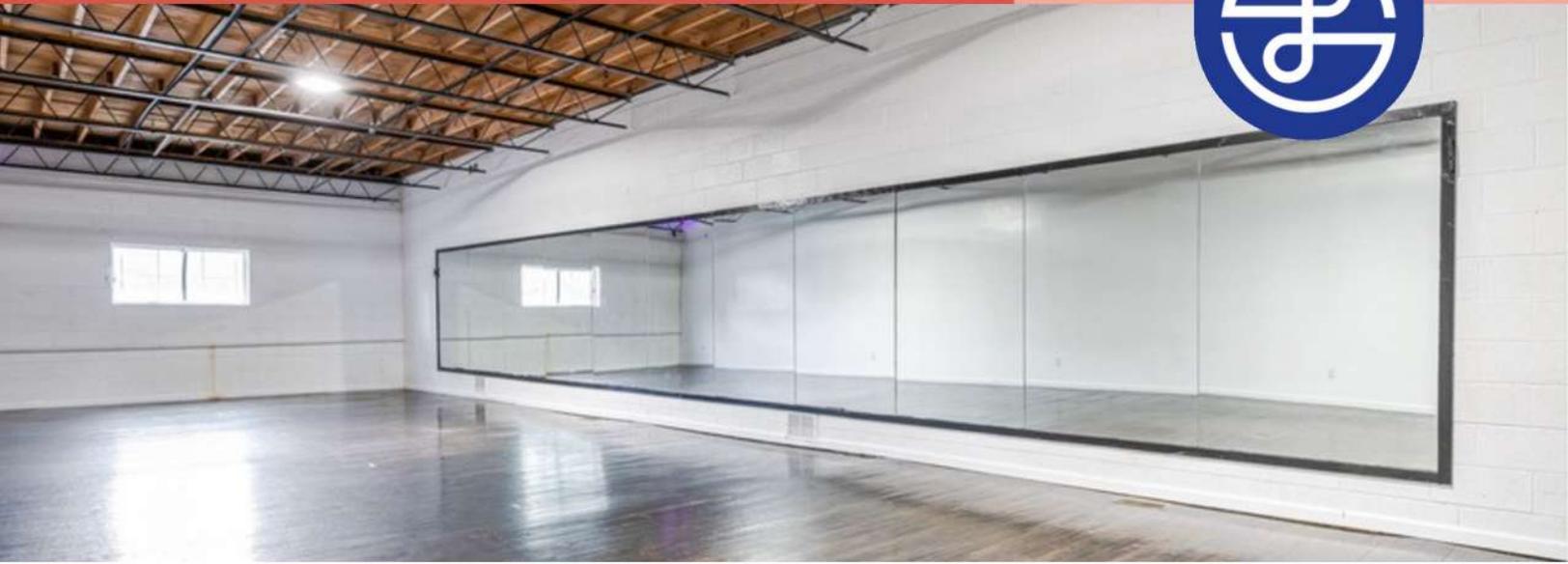
**ADAPTABLE SPACE IN
DOWNTOWN MARION**

105 W. Henderson Street, Marion, NC 28752

Likewise
COMMERCIAL REAL ESTATE

Stacy Wheeler LISTING BROKER

423.504.8167 | stacy@likewisecommercial.com | likewisecommercial.com



OFFERING SUMMARY

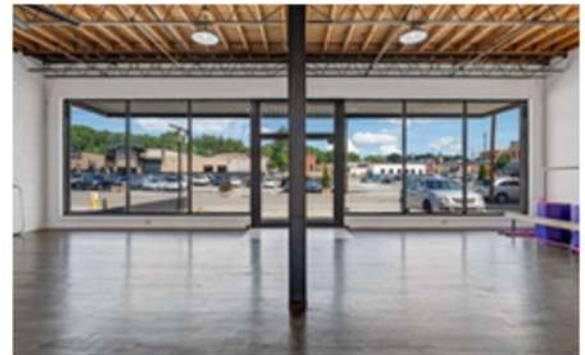
SALE PRICE **\$599,000**

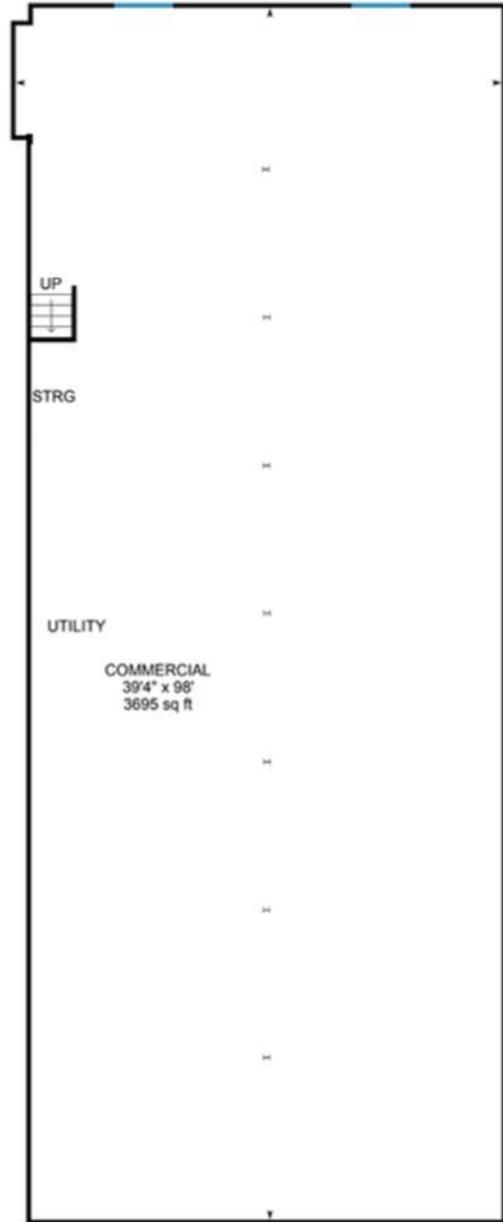
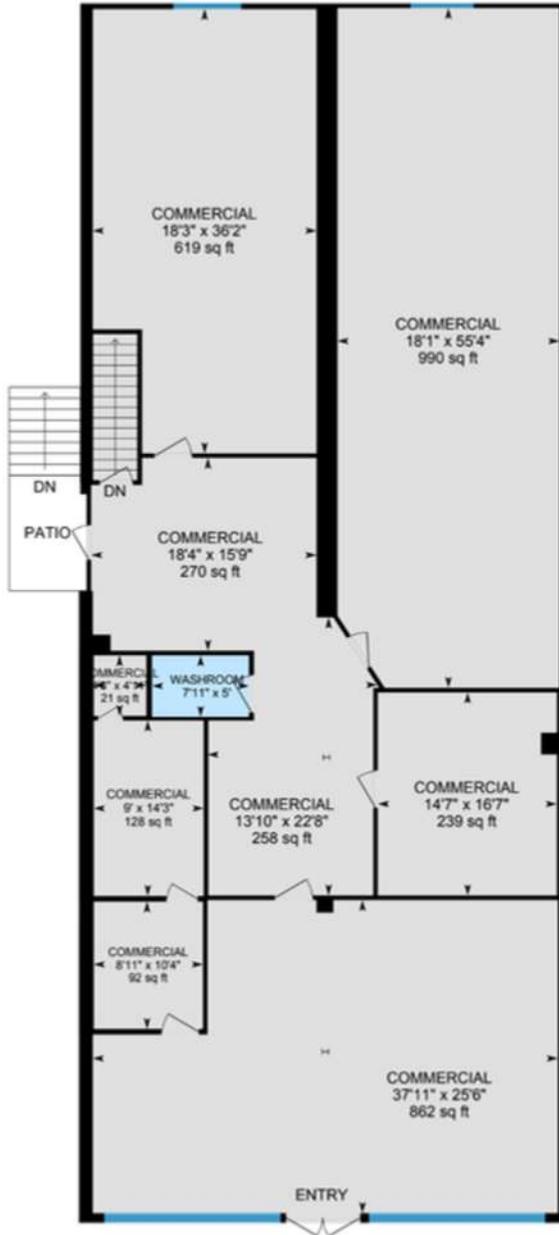
BUILDING SIZE **7,645 SF**

ZONING **C1**

PROPERTY FEATURES

- **Freestanding**, well-maintained building
- **Highly visible** on main commercial corridor with 57+ FT of road frontage & 19,000 VPD
- **Dedicated parking** lot in front lot and public parking nearby
- Full, heated & cooled, unfinished **basement with roll-up door**
- **Open layout** ideal for retail, office, fitness or creative uses
- **Surrounded by Downtown favorites** like Ingenious Coffee, Mica Town Brewing, and Marion Business Complex which houses around 20 small businesses
- 4 miles from I-40
- MLS# 4286549





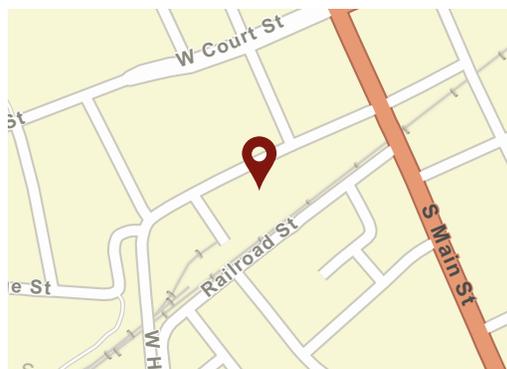
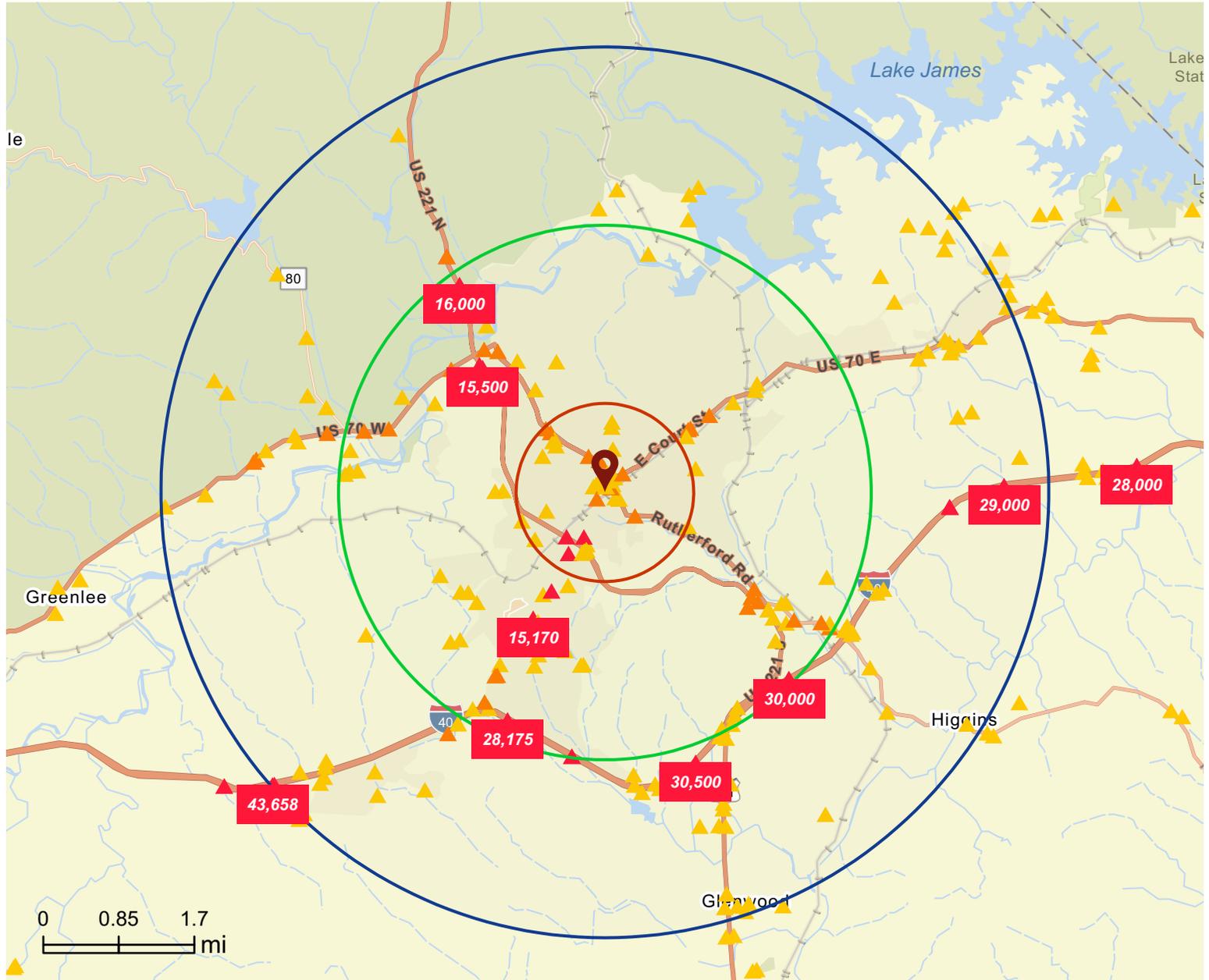


*business locations are not exact

Traffic Count Map

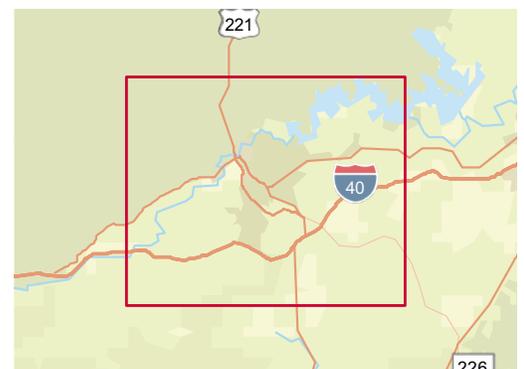
105 W Henderson St, Marion, North Carolina, 28752

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

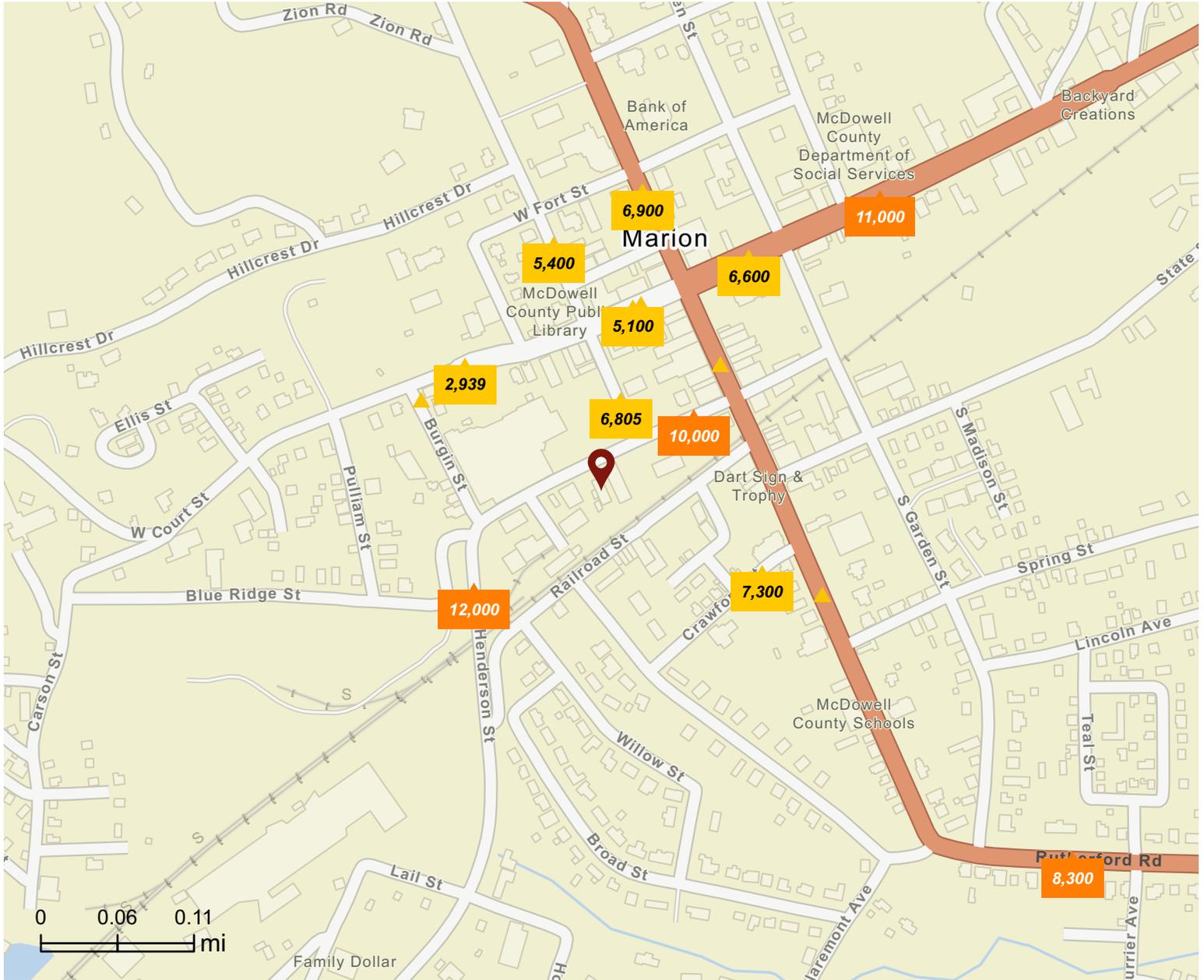


[Source:](#) Traffic Counts (2025)

Traffic Count Map - Close Up

105 W Henderson St, Marion, North Carolina, 28752

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

105 W Henderson St, Marion, North Carolina, 28752
Ring: 5 mile radius

Southern Satellites (16)

Dominant Tapestry
Segment

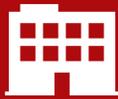
KEY FACTS



22,686
Total Population



\$216,750
Median Home Value



1,002
Businesses



23,123
Daytime Population



43.3
Median Age



-0.1%
2025-2030
Pop Growth
Rate



\$30,520
Per Capita
Income

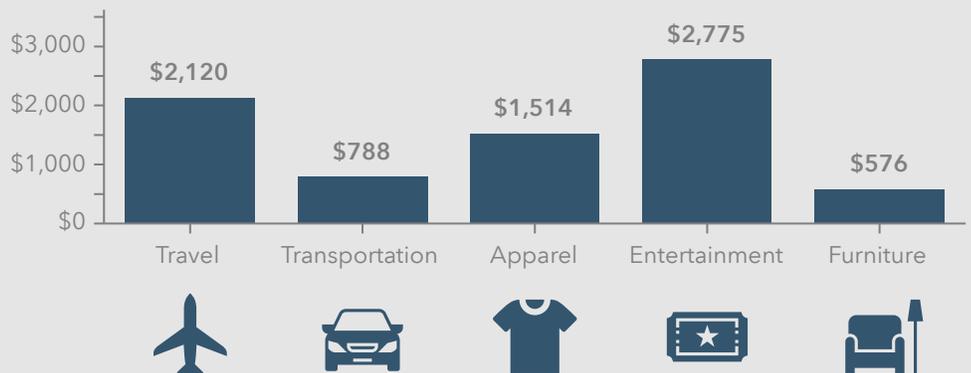


2.3
Avg Household
Size



\$57,443
Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Business Summary Report (NAICS)

105 W Henderson St, Marion, North Carolina, 28752



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	388	828	1,002
Total Employees	3,846	8,751	11,019
Total Population	3,651	13,325	22,686
Employee/Population Ratio (per 100)	105.3	65.7	48.6

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.3%	4	0.1%	5	0.6%	15	0.2%	8	0.8%	30	0.3%
Mining (21)	0	0.0%	2	0.1%	3	0.4%	30	0.3%	6	0.6%	64	0.6%
Utilities (22)	2	0.5%	37	1.0%	4	0.5%	46	0.5%	4	0.4%	48	0.4%
Construction (23)	15	3.9%	124	3.2%	40	4.8%	363	4.2%	55	5.5%	446	4.0%
Building Construction	4	1.0%	22	0.6%	11	1.3%	100	1.1%	14	1.4%	111	1.0%
Heavy/Civil Eng Construction	0	0.0%	1	0.0%	2	0.2%	6	0.1%	3	0.3%	15	0.1%
Specialty Trade Contractor	10	2.6%	101	2.6%	28	3.4%	258	3.0%	38	3.8%	321	2.9%
Manufacturing (31-33)	11	2.8%	289	7.5%	27	3.3%	1,027	11.7%	36	3.6%	1,584	14.4%
Wholesale Trade (42)	13	3.4%	224	5.8%	27	3.3%	408	4.7%	37	3.7%	479	4.3%
Durable Goods	8	2.1%	140	3.6%	19	2.3%	304	3.5%	29	2.9%	375	3.4%
Nondurable Goods	5	1.3%	84	2.2%	8	1.0%	104	1.2%	8	0.8%	104	0.9%
Trade Broker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

105 W Henderson St, Marion, North Carolina, 28752



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	49	12.6%	388	10.1%	115	13.9%	1,109	12.7%	140	14.0%	1,283	11.6%
Motor Vehicle & Parts Dealers	11	2.8%	55	1.4%	25	3.0%	150	1.7%	28	2.8%	160	1.4%
Furniture & Home Furnishing Stores	1	0.3%	6	0.2%	3	0.4%	13	0.1%	3	0.3%	13	0.1%
Electronics & Appliance Stores	1	0.3%	2	0.1%	1	0.1%	3	0.0%	1	0.1%	3	0.0%
Building & Garden Equipment	4	1.0%	79	2.0%	10	1.2%	194	2.2%	12	1.2%	239	2.2%
Food & Beverage Stores	5	1.3%	120	3.1%	14	1.7%	239	2.7%	19	1.9%	263	2.4%
Health & Personal Care Stores	4	1.0%	19	0.5%	10	1.2%	58	0.7%	11	1.1%	60	0.5%
Gasoline Stations	4	1.0%	23	0.6%	11	1.3%	90	1.0%	15	1.5%	146	1.3%
Clothing, Shoe and Jewellery Stores	4	1.0%	12	0.3%	9	1.1%	33	0.4%	9	0.9%	33	0.3%
Sporting Goods, Hobby & Music Stores	10	2.6%	33	0.9%	18	2.2%	66	0.8%	23	2.3%	74	0.7%
General Merchandise Stores	6	1.6%	41	1.1%	14	1.7%	263	3.0%	18	1.8%	292	2.6%
Transportation & Warehousing (48-49)	4	1.0%	33	0.9%	10	1.2%	59	0.7%	14	1.4%	99	0.9%
Truck Transportation	2	0.5%	5	0.1%	3	0.4%	8	0.1%	4	0.4%	15	0.1%
Information (51)	6	1.6%	46	1.2%	14	1.7%	108	1.2%	16	1.6%	131	1.2%
Finance & Insurance (52)	25	6.4%	122	3.2%	44	5.3%	218	2.5%	46	4.6%	231	2.1%
Central Bank/Credit & Related Activities	7	1.8%	45	1.2%	14	1.7%	88	1.0%	16	1.6%	101	0.9%
Securities & Commodity Contracts	7	1.8%	27	0.7%	12	1.4%	42	0.5%	12	1.2%	42	0.4%
Funds, Trusts & Other Financial	10	2.6%	50	1.3%	18	2.2%	88	1.0%	18	1.8%	88	0.8%
Real Estate, Rental & Leasing (53)	18	4.6%	78	2.0%	37	4.5%	140	1.6%	42	4.2%	158	1.4%
Professional, Scientific & Tech Services (54)	24	6.2%	83	2.2%	41	5.0%	252	2.9%	46	4.6%	265	2.4%
Legal Services	5	1.3%	13	0.3%	7	0.8%	17	0.2%	7	0.7%	18	0.2%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (NAICS)

105 W Henderson St, Marion, North Carolina, 28752



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative, Support & Waste Mgmt (56)	10	2.6%	63	1.6%	24	2.9%	154	1.8%	33	3.3%	198	1.8%
Educational Services (61)	7	1.8%	311	8.1%	13	1.6%	592	6.8%	17	1.7%	905	8.2%
Health Care & Social Assistance (62)	59	15.2%	818	21.3%	132	15.9%	1,865	21.3%	141	14.1%	2,002	18.2%
Ambulatory Health Care	35	9.0%	413	10.7%	82	9.9%	933	10.7%	86	8.6%	965	8.8%
Hospital	8	2.1%	109	2.8%	19	2.3%	327	3.7%	20	2.0%	350	3.2%
Nursing/Residential Care	4	1.0%	178	4.6%	9	1.1%	322	3.7%	11	1.1%	396	3.6%
Social Assistance	12	3.1%	118	3.1%	22	2.7%	284	3.3%	24	2.4%	292	2.6%
Arts, Entertainment & Recreation (71)	5	1.3%	31	0.8%	12	1.4%	75	0.9%	15	1.5%	88	0.8%
Accommodation & Food Services (72)	33	8.5%	433	11.3%	83	10.0%	1,026	11.7%	100	10.0%	1,191	10.8%
Accommodation	3	0.8%	30	0.8%	7	0.8%	51	0.6%	16	1.6%	128	1.2%
Food & Drinking Places	30	7.7%	403	10.5%	77	9.3%	975	11.1%	84	8.4%	1,063	9.7%
Other Services Except Public Admin (81)	52	13.4%	191	5.0%	115	13.9%	401	4.6%	145	14.5%	500	4.5%
Repair & Maintenance	8	2.1%	26	0.7%	18	2.2%	56	0.6%	26	2.6%	87	0.8%
Auto Repair & Maintenance	5	1.3%	18	0.5%	12	1.4%	42	0.5%	18	1.8%	65	0.6%
Personal & Laundry Service	19	4.9%	61	1.6%	38	4.6%	117	1.3%	43	4.3%	128	1.2%
Civic and Other Orgs	26	6.7%	103	2.7%	59	7.1%	228	2.6%	76	7.6%	285	2.6%
Public Administration (92)	44	11.3%	569	14.8%	60	7.3%	848	9.7%	71	7.1%	1,301	11.8%
Unclassified Establishments (99)	9	2.3%	1	0.0%	23	2.8%	16	0.2%	28	2.8%	16	0.1%
Total (11-99)	388	100.0%	3,846	100.0%	828	100.0%	8,751	100.0%	1,002	100.0%	11,019	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

Business Summary Report (SIC)

105 W Henderson St, Marion, North Carolina, 28752



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	388	828	1,002
Total Employees	3,846	8,751	11,019
Total Population	3,651	13,325	22,686
Employee/Population Ratio (per 100)	105.3	65.7	48.6

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	5	1.3%	30	0.8%	18	2.2%	96	1.1%	31	3.1%	161	1.5%
Construction (15-17)	14	3.6%	72	1.9%	37	4.5%	243	2.8%	51	5.1%	325	3.0%
Manufacturing (20-39)	10	2.6%	295	7.7%	24	2.9%	1,031	11.8%	33	3.3%	1,586	14.4%
Transportation (40-47)	10	2.6%	53	1.4%	20	2.4%	87	1.0%	27	2.7%	138	1.3%
Communication (48)	4	1.0%	15	0.4%	8	1.0%	39	0.5%	10	1.0%	54	0.5%
Utility (49)	2	0.5%	40	1.0%	5	0.6%	54	0.6%	8	0.8%	76	0.7%
Wholesale Trade (50-51)	13	3.4%	225	5.8%	28	3.4%	410	4.7%	39	3.9%	482	4.4%
Retail Trade Summary (52-59)	82	21.1%	800	20.8%	198	23.9%	2,115	24.2%	230	22.9%	2,379	21.6%
Home Improvement	4	1.0%	79	2.0%	10	1.2%	194	2.2%	12	1.2%	239	2.2%
General Merchandise Stores	4	1.0%	30	0.8%	10	1.2%	241	2.8%	12	1.2%	267	2.4%
Food Stores	6	1.6%	127	3.3%	18	2.2%	267	3.0%	23	2.3%	290	2.6%
Auto Dealers & Gas Stations	14	3.6%	78	2.0%	36	4.3%	240	2.7%	44	4.4%	306	2.8%
Apparel & Accessory Stores	3	0.8%	8	0.2%	7	0.8%	28	0.3%	7	0.7%	28	0.3%
Furniture & Home Furnishings	3	0.8%	10	0.3%	7	0.8%	29	0.3%	8	0.8%	32	0.3%
Eating & Drinking Places	30	7.7%	403	10.5%	76	9.2%	965	11.0%	83	8.3%	1,053	9.6%
Miscellaneous Retail	18	4.6%	66	1.7%	35	4.2%	151	1.7%	41	4.1%	165	1.5%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Business Summary Report (SIC)

105 W Henderson St, Marion, North Carolina, 28752



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	39	10.1%	193	5.0%	71	8.6%	339	3.9%	77	7.7%	362	3.3%
Banks, Savings & Lending	8	2.1%	49	1.3%	16	1.9%	98	1.1%	18	1.8%	111	1.0%
Securities Brokers	7	1.8%	27	0.7%	12	1.4%	42	0.5%	12	1.2%	42	0.4%
Insurance Carriers & Agents	10	2.6%	50	1.3%	18	2.2%	88	1.0%	18	1.8%	88	0.8%
Real Estate, Investment Offices	14	3.6%	66	1.7%	26	3.1%	112	1.3%	29	2.9%	121	1.1%
Services Summary (70-89)	157	40.5%	1,564	40.7%	337	40.7%	3,478	39.7%	398	39.7%	4,141	37.6%
Hotels & Lodging	3	0.8%	30	0.8%	7	0.8%	51	0.6%	16	1.6%	128	1.2%
Automotive Services	5	1.3%	18	0.5%	14	1.7%	46	0.5%	22	2.2%	72	0.7%
Movies & Amusements	5	1.3%	30	0.8%	11	1.3%	75	0.9%	13	1.3%	83	0.8%
Health Services	44	11.3%	613	15.9%	105	12.7%	1,477	16.9%	110	11.0%	1,583	14.4%
Legal Services	5	1.3%	13	0.3%	7	0.8%	17	0.2%	7	0.7%	18	0.2%
Education Inst. & Libraries	7	1.8%	316	8.2%	15	1.8%	605	6.9%	19	1.9%	917	8.3%
Other Services	88	22.7%	545	14.2%	178	21.5%	1,207	13.8%	212	21.2%	1,340	12.2%
Government (91-97)	43	11.1%	560	14.6%	59	7.1%	842	9.6%	71	7.1%	1,299	11.8%
Unclassified Establishments (99)	9	2.3%	1	0.0%	23	2.8%	16	0.2%	28	2.8%	16	0.1%
Totals (01-99)	388	100.0%	3,846	100.0%	828	100.0%	8,751	100.0%	1,002	100.0%	11,019	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

Key Facts

105 W Henderson St, Marion, North Carolina, 28752
Ring: 5 mile radius

KEY FACTS

22,686

Population



2.3

Average Household Size



Median Age

\$57,443

Median Household Income

EDUCATION



No High School Diploma



32.7%

High School Graduate



33.8%

Some College/
Associate's Degree



18.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,002

Total Businesses



11,019

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

INCOME



\$57,443

Median Household Income



\$30,520

Per Capita Income



\$146,864

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$200,000+ (2.3%)

Indicator ▲	Value	Diff		
<\$15,000	10.2%	+0.3%		
\$15,000 - \$24,999	9.3%	+0.5%		
\$25,000 - \$34,999	8.3%	-0.9%		
\$35,000 - \$49,999	13.4%	0		
\$50,000 - \$74,999	20.8%	-1.3%		
\$75,000 - \$99,999	17.0%	+1.4%		
\$100,000 - \$149,999	12.2%	+0.3%		
\$150,000 - \$199,999	6.6%	+0.5%		
\$200,000+	2.3%	-0.7%		

Bars show deviation from McDowell County

Demographic and Income Profile

105 W Henderson St, Marion, North Carolina, 28752



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	22,981	22,686	22,568
Total Households	9,073	9,349	9,502
Family Households	5,835	5,853	5,896
Average Household Size	2.41	2.32	2.27
Owner Occupied Housing Units	6,221	6,493	6,784
Renter Occupied Housing Units	2,852	2,856	2,719
Median Age	42.9	43.3	44.1

Trends 2025 - 2030	Area	State	National
Population	-0.1%	0.8%	0.4%
Households	0.3%	1.1%	0.6%
Family Population	0.1%	0.9%	0.5%
Owner Occupied Housing Units	0.9%	1.2%	0.0%
Median Household Income	1.6%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,103	4.8%	1,078	4.8%	1,046	4.6%
5-9	1,193	5.2%	1,159	5.1%	1,084	4.8%
10-14	1,470	6.4%	1,159	5.1%	1,147	5.1%
15-19	1,398	6.1%	1,361	6.0%	1,091	4.8%
20-24	1,267	5.5%	1,275	5.6%	1,264	5.6%
25-29	1,442	6.3%	1,440	6.3%	1,467	6.5%
30-34	1,435	6.2%	1,503	6.6%	1,453	6.4%
35-39	1,376	6.0%	1,442	6.4%	1,526	6.8%
40-44	1,395	6.1%	1,390	6.1%	1,475	6.5%
45-49	1,575	6.8%	1,369	6.0%	1,384	6.1%
50-54	1,560	6.8%	1,607	7.1%	1,378	6.1%
55-59	1,597	7.0%	1,487	6.5%	1,531	6.8%
60-64	1,613	7.0%	1,558	6.9%	1,482	6.6%
65-69	1,435	6.2%	1,502	6.6%	1,501	6.7%
70-74	1,263	5.5%	1,252	5.5%	1,356	6.0%
75-79	793	3.5%	1,018	4.5%	1,042	4.6%
80-84	581	2.5%	585	2.6%	781	3.5%
Age 85+	486	2.1%	501	2.2%	559	2.5%

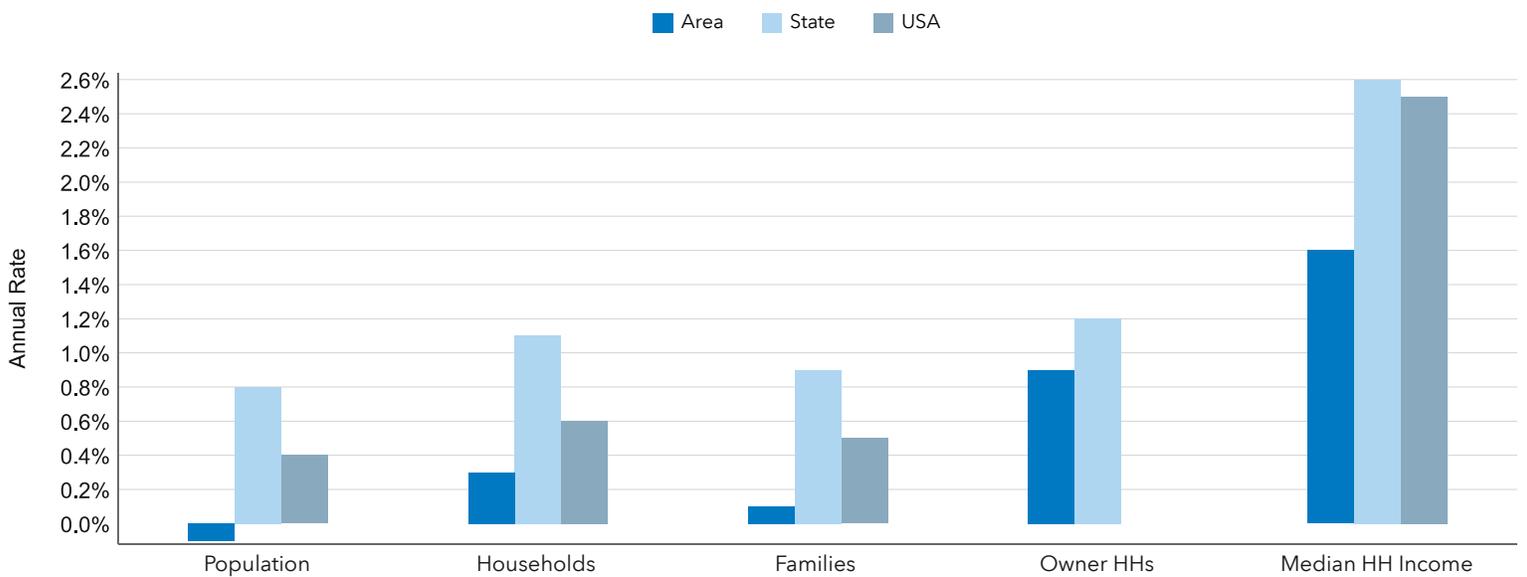
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	486	5.2%	423	4.5%
\$10,000-14,999	465	5.0%	438	4.6%
\$15,000-19,999	353	3.8%	326	3.4%
\$20,000-24,999	512	5.5%	448	4.7%
\$25,000-29,999	407	4.3%	391	4.1%
\$30,000-34,999	368	3.9%	350	3.7%
\$35,000-39,999	629	6.7%	610	6.4%
\$40,000-44,999	322	3.4%	310	3.3%
\$45,000-49,999	301	3.2%	276	2.9%
\$50,000-59,999	1,065	11.4%	1,034	10.9%
\$60,000-74,999	875	9.4%	851	9.0%
\$75000-99999	1,594	17.1%	1,662	17.5%
\$100,000-124,999	777	8.3%	886	9.3%
\$125,000-149,999	367	3.9%	433	4.6%
\$150000-199999	613	6.6%	804	8.5%
\$200,000-249,999	112	1.2%	145	1.5%
\$250,000-299,999	23	0.3%	27	0.3%
\$300,000-399,999	50	0.5%	59	0.6%
\$400,000-499,999	15	0.2%	13	0.1%
\$500,000+	14	0.1%	17	0.2%
Median Household Income	\$57,443	-	\$62,153	-
Average Household Income	\$73,226	-	\$79,046	-
Per Capita Income	\$30,520	-	\$33,649	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,882	82.2%	18,344	80.9%	17,925	79.4%
Black Alone	1,252	5.5%	1,257	5.5%	1,290	5.7%
American Indian	114	0.5%	123	0.5%	125	0.6%
Asian Alone	187	0.8%	190	0.8%	202	0.9%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	1,368	6.0%	1,491	6.6%	1,654	7.3%
Two or More Races	1,178	5.1%	1,281	5.7%	1,373	6.1%
Hispanic (Any Race)	2,104	9.2%	2,339	10.3%	2,576	11.4%

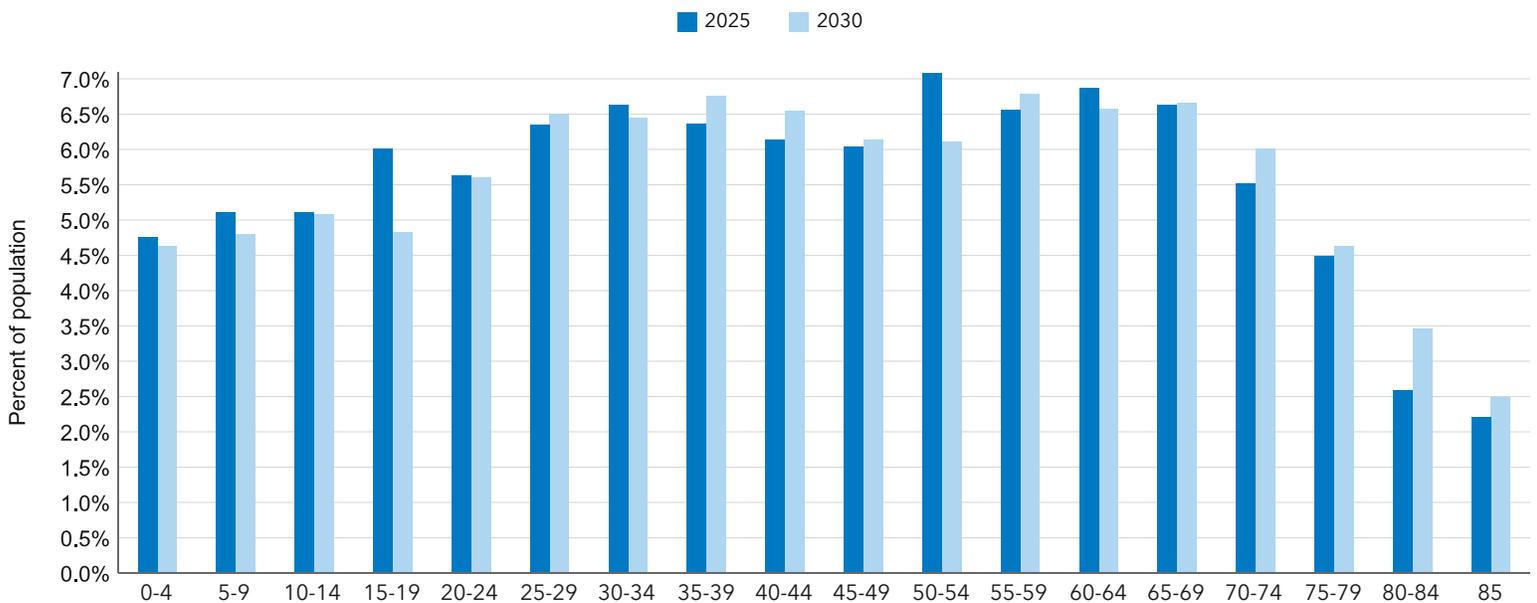
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



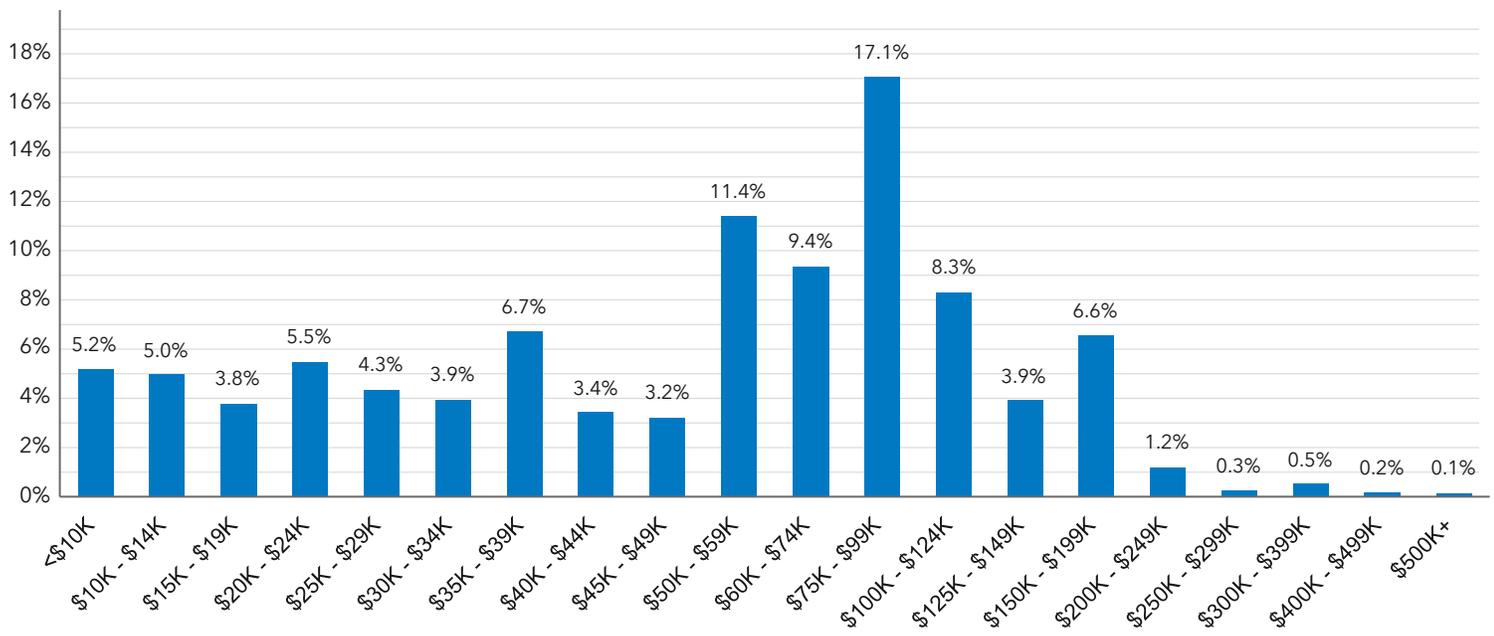
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

