

# Crossroads Centre

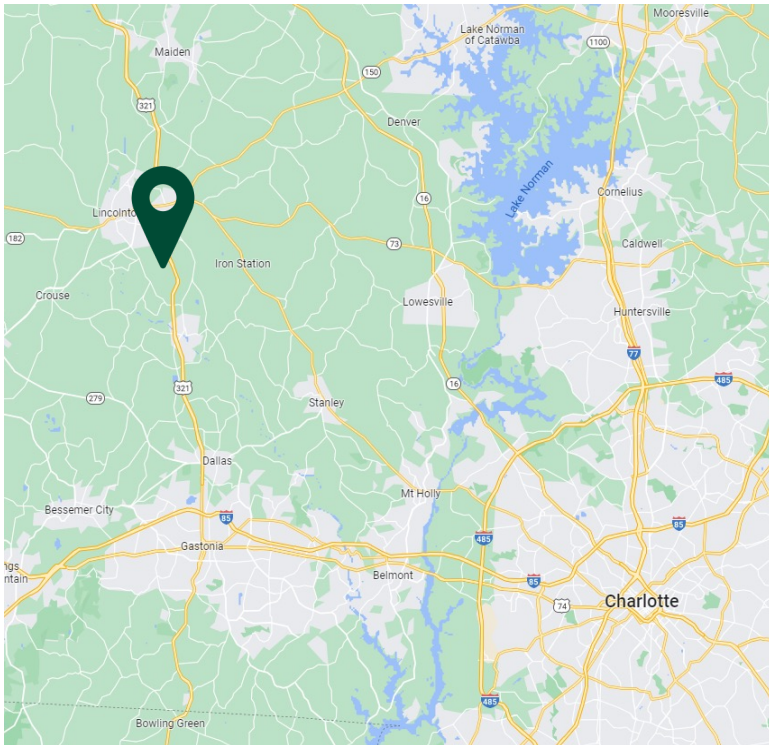
200 Stanford Road, Lincolnton, North Carolina 28092

## EXECUTIVE SUMMARY



## LOCATION

46,494 SF neighborhood center in the heart of Lincolnton, NC



## PROPERTY OVERVIEW

- Food Lion anchored shopping center
- Located at the interchange of Main Street and Highway 321 Expressway
- Access to traffic signal on Main Street
- Primarily retail corridor in Lincolnton, NC
- Nearby retailers: Chick-fil-A, Dunkin', Ingles Markets, Lowe's Home Improvement, PetSmart, Walmart, etc.
- Call For Pricing

| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Population   | 2,712    | 19,213   | 32,335   |
| Daytime Population | 3,468    | 11,398   | 13,943   |
| Avg. HH Income     | \$69,974 | \$71,023 | \$73,921 |
| Total Households   | 1,012    | 7,968    | 13,122   |

Katherine Southard  
704.331.1260  
Katherine.Southard@cbre.com

Kaitlyn Fitch  
704.331.1226  
Kaitlyn.Fitch@cbre.com



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## SITE PLAN



| Suite | Tenant         | Square Feet |
|-------|----------------|-------------|
| 200   | Food Lion      | 29,000      |
| 204   | Select Medical | 1,050       |
| 208   | Select Medical | 1,750       |
| 212   | El Rey         | 3,150       |
| 220   | Smoke Shop     | 1,374       |

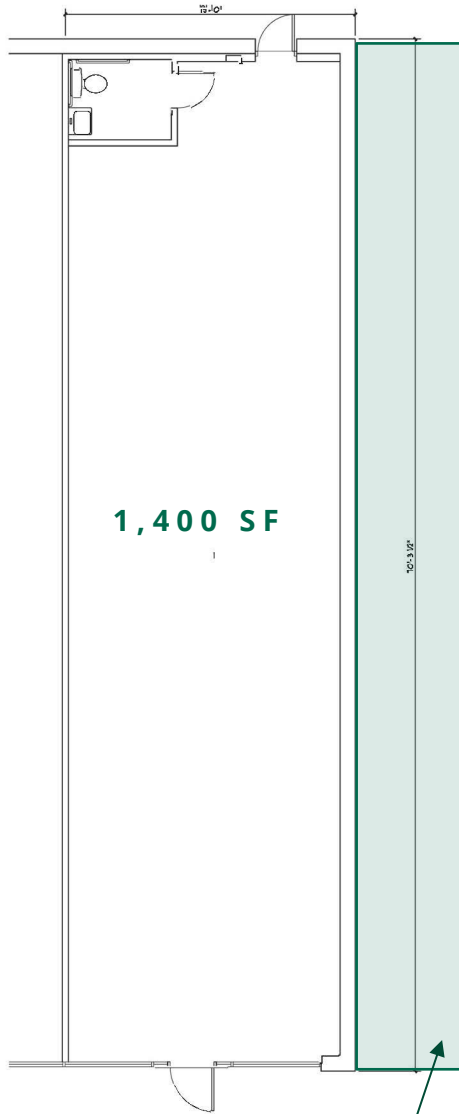
| Suite | Tenant          | Square Feet |
|-------|-----------------|-------------|
| 224   | Kim Nail        | 1,076       |
| 228   | Available       | 1,400       |
| 102A  | Jersey Mikes    | 1,500       |
| 102B  | Available       | 3,744       |
| 104   | Panda Chinese   | 1,400       |
| 106   | USMC Recruiting | 1,050       |

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## FLOOR PLANS

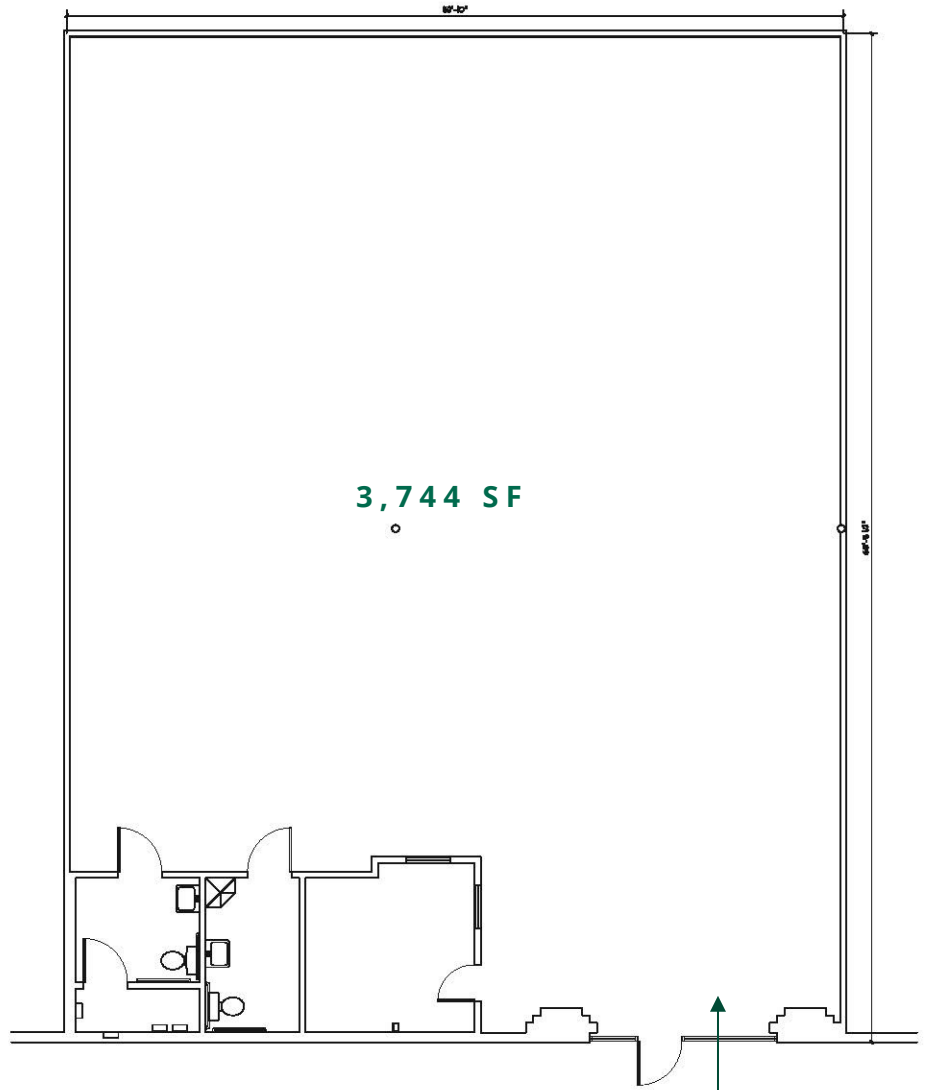
SPACE 228



1,400 SF

OPTION TO ADD AN EXTERIOR PATIO

SPACE 102B



3,744 SF

SUITE CAN BE SUBDIVIDED

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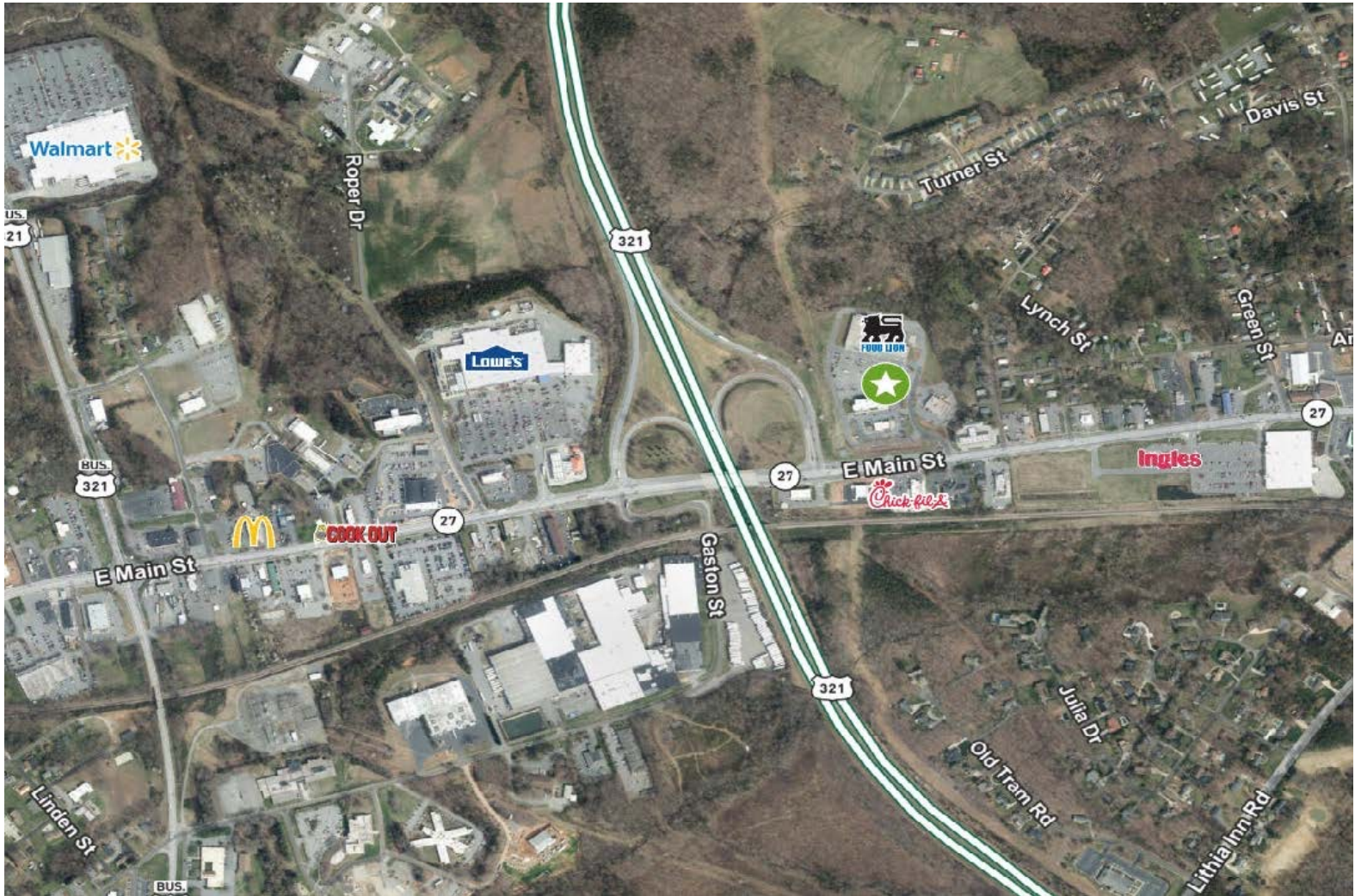
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