

Retail, Flex + Outdoor Storage

Location Overview:

Prominently positioned, freestanding retail opportunity along Hwy 70 (Conover Blvd), just off I-40 at Exit 133, within one of Conover's primary retail and service corridors. The property benefits from excellent visibility, strong traffic flow, and close proximity to national and regional retailers serving the greater Conover-Newton-Hickory trade area.

Property Highlights:

- + 20,000 +/- SF freestanding commercial building situated on approximately 8.6 acres with ample surface parking
- + Over 1 Acre of outdoor storage
- + Modern construction with flexible interior layout suitable for retail or showroom
- + 4 minutes to
- + Excellent visibility along Conover Blvd W, the market's primary east-west commercial corridor
- + Tall pylon signage and monument signage along Conover Blvd W
- + Nearby Businesses:



2025 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	20,995	48,371	153,502
Average Household Income	\$75,374	\$80,898	\$90,472
Daytime Population	35,532	72,567	173,383



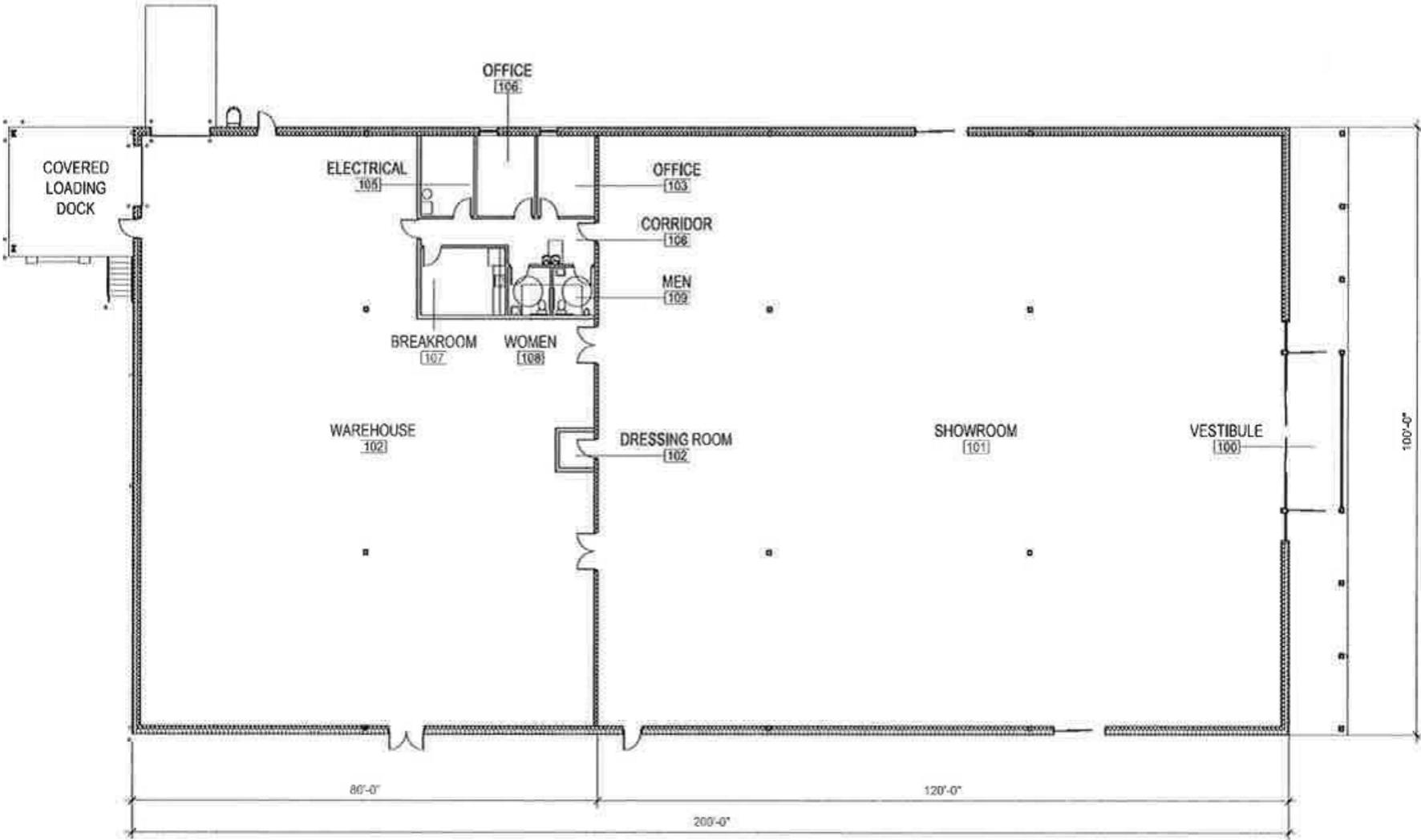
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Floor Plan



Aerial Plan



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