

McDowell Square
Marion NC



SITE SUMMARY - 72,020 SQFT

2	CATO	6,000	8 & 9	No. 1 China	2,800
3	Physical Therapy	2,800	10	Subway	1,400
4	Professional Vision	4,320	11	Nail Expo	1,400
5	Marine's	1,500	12	Sun Com Mobile	1,400
6	Food Lion	29,000	13	Farmers Home	20,000
7	Tobacco & Vapes	1,400	14	J. Hartman's &	OUT PARCEL
			15	Davita	OUT PARCEL
				Bank of America	ATM

SITE DETAILS

±14.79 acres
±1,366 parking spaces

NOT INCLUDED

BIG LOTS Harbor Freight
McDonald's Shoe Store
Wendy's

CLOSE-UP AERIAL

MCDOWELL SQUARE SHOPPING CENTER • MARION • NC



Davita

Nu-Wave Salon

SUBWAY

FOOD LION

CATO

BIG LOTS!

LOWE'S

FATZ

Wendy's

McDonald's

70

70

221

McDowell Pediatrics

Little Caesars

verizon

Holly's Deli



MCDOWELL SQUARE SHOPPING CENTER • 364 US-70 WEST • MARION • NC

STREET LEVEL PHOTOS





MCDOWELL SQUARE SHOPPING CENTER • 364 US-70 WEST • MARION • NC

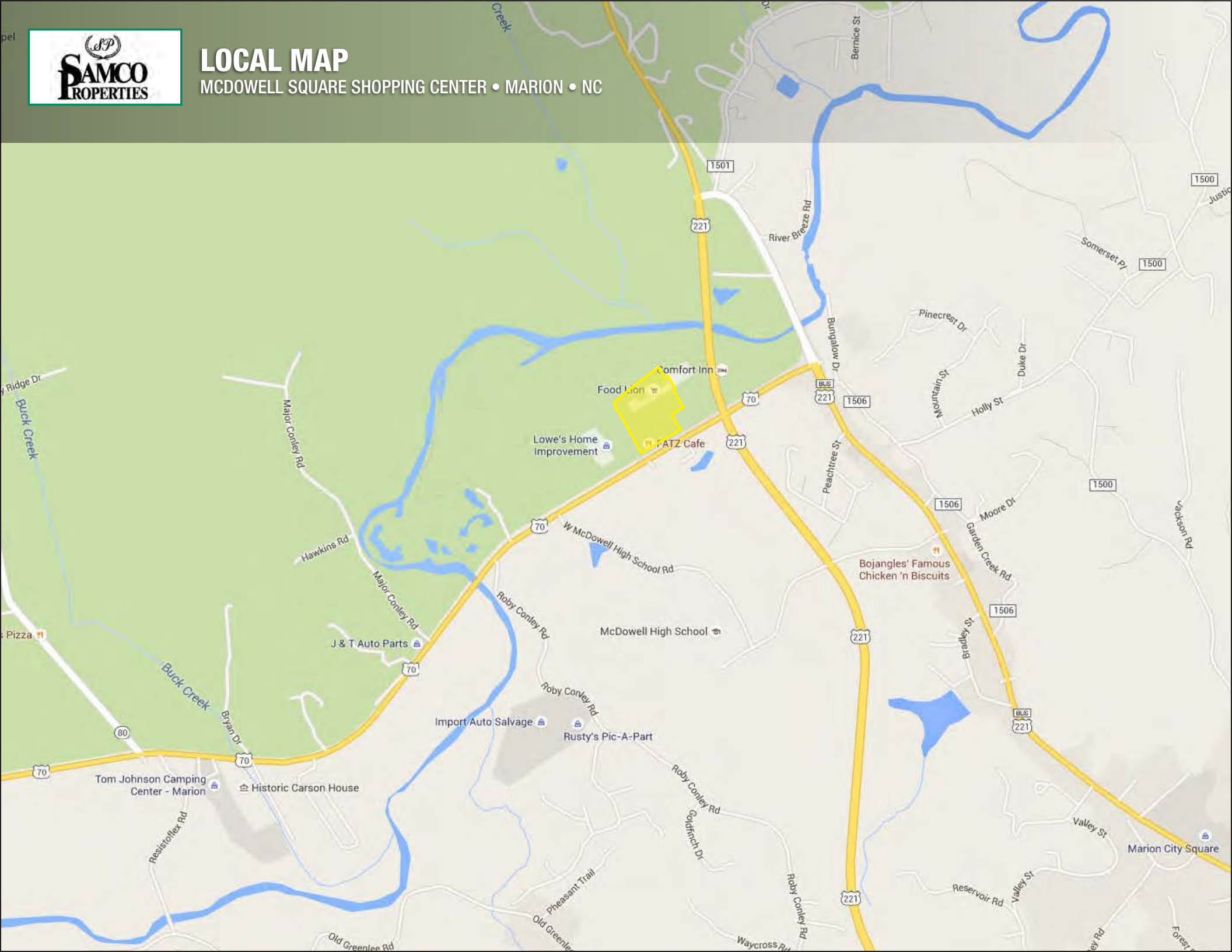
STREET LEVEL PHOTOS





LOCAL MAP

MCDOWELL SQUARE SHOPPING CENTER • MARION • NC





McDowell Pediatrics



Derek's Muffler & Auto

Pain Treatment Center

Bar-B-Que Hut

Nu-Wave Salon



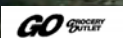
Nail Expo



The Steak House



No. 1 China Buffet



CBA Insurance



Jim Cook Chevrolet



Professional Vision

Harvest Drive-In



City of Marion Community Park



Downtown Marion



CORRIDOR TENANT INVENTORY

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MARKET SUMMARY

Founded in 1884, Marion is a small city located on the eastern edge of the Blue Ridge Mountains. Just off Interstate 40. Marion serves as a gateway to the Blue Ridge Mountains offering convenient access to year-round outdoor recreational activities including water sports and fishing on Lake James & the Catawba River, hiking trails to scenic waterfalls and wildlife observation areas, golfing, snow skiing, gem and mineral, historical and cultural destinations. Highway 221 is a north/south bound highway, splitting Marion, and is used by many tourists from South Carolina, Georgia and Florida, who are on their way to the mountains.

The City of Marion, approximately 5.7 square miles in size, has a population of approximately 8,300. This represents a 50% increase in growth since the 2000 census and 150% since the 1970's. At an average elevation of 1,400 feet, Marion offers a comfortable climate throughout the year and continues to attract new residents.

McDowell County itself occupies approximately 446 square miles and has a population nearing 50,000. Major highways including Interstate 40, Highways 64, 75, 70, 221, 80, 126, 183 and 226 running throughout the county. McDowell County is bordered by several densely populated areas including Asheville to the east and Hickory to the north.

Major employers in Marion/McDowell County include:

- Baxter Healthcare Corp – Manufacturing – 1,800+ employees
- McDowell County Schools – Education – 1,000+ employees
- IAC Old Fort - Manufacturing – 700+ employees
- McDowell Hospital – Health Services – 500+ employees
- Ethan Allen Retail – Manufacturing – 375 employees
- Coats North America – 350 employees
- Columbia Forest Products – Manufacturing – 315 employees
- Rock Tenn Services Inc – Manufacturing – 250 employees

Drive times to surrounding metropolitan areas

- Asheville: 30 minutes
- Hickory: 45 minutes
- Statesville: 1 hour
- Spartanburg, SC: 1 hour 20 minutes
- Charlotte: 1 hour 30 minutes
- Winston Salem: 1 hour 30 minutes
- Johnson City, TN: 1 hour 30 minutes
- Greensboro: 2 hours
- Raleigh: 3 hours

Income levels for McDowell County

- 2011: \$46,239
 - 2000: \$37,868
 - Percent growth: 22.1% increase
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Demographics

364 US Hwy 70 West, Marion, NC 28752	0-3 mile	%	0-5 Miles	%	0-10 Miles	%
Population						
2020 Estimate	12,453		20,405		41,405	
2015	12,345		20,120		40,278	
2010 Census	12,270		19,873		39,124	
Households by Income						
2020 Estimate - Average Household Income	\$40,574		55,345		55,490	
2015 - Average Household Income	\$34,975		48,527		48,798	
2020 Estimate - Median Household Income	\$53,097		41,853		41,755	
2015 - Median Household Income	\$46,591		35,875		36,334	
2015 by Single Classification Race						
White Alone	10,494	85.0%	17,431	86.6%		
Black or African American Alone	668	5.4%	940	4.7%		
American Indian or Alaska Native Alone	60	0.5%	103	0.5%		
Asian Alone	83	0.7%	120	0.6%		
Pacific Islander Alone	1	0.0%	1	0.0%		
Some Other Race Alone	785	6.4%	1,147	5.7%		
Two or More Races	254	2.1%	378	1.9%		