

Marion City Square

500 North Main Street | Marion, NC 28752

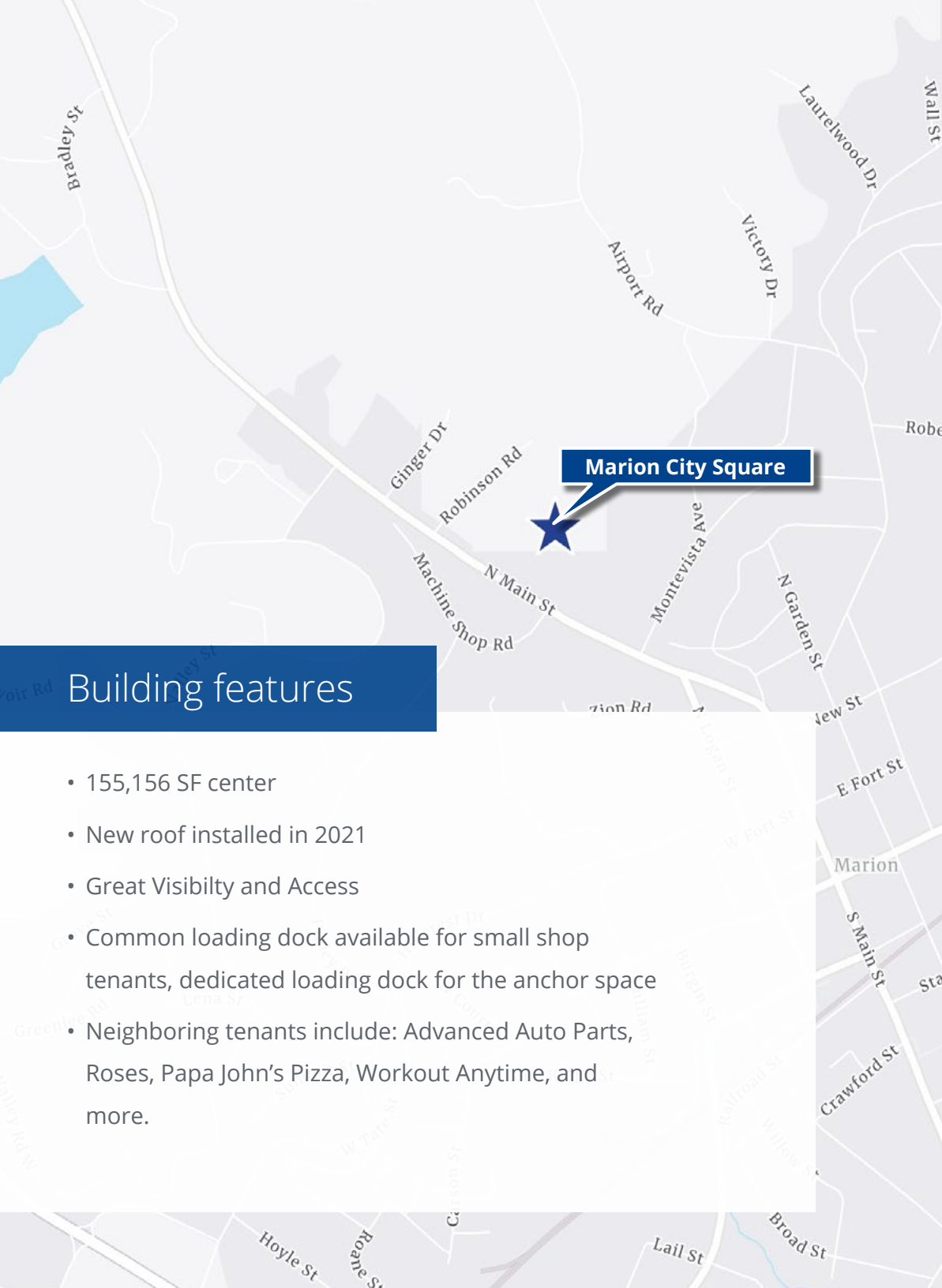
Restaurant, Retail, Office, Medical

Leasing Opportunity

HOBBY LOBBY

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Marion City Square

Building features

- 155,156 SF center
- New roof installed in 2021
- Great Visibility and Access
- Common loading dock available for small shop tenants, dedicated loading dock for the anchor space
- Neighboring tenants include: Advanced Auto Parts, Roses, Papa John's Pizza, Workout Anytime, and more.

Demographics

	3 Mile	5 Mile	10 Mile
Population	12,637	21,475	38,234
Total Households	5,283	8,894	15,350
Average Household Income	\$66,689	\$69,940	\$71,018
Daytime Population	14,373	22,490	35,981
Total Businesses	5,353	8,966	16,267
Total Employees	5,041	9,021	16,538

Rentable Areas

(1,600 RSF - 19,600 RSF)

Suite 1	15,051 SF
Suite 4	4,220 SF
Suite 5	7,600 SF
Suite 8	1,650 SF
Suite 9	1,600 SF
Suite 11	1,650 SF
Suite 18	4,070 SF
Suite 19	19,600 SF
Warehouse/ Storage	10,246 SF
Total SF	65,687 SF

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Tenant Roster

SUITE	TENANT	SF
1	AVAILABLE Ollie's - Coming Soon	15,051 25,000
2	Sharon's Cafe	2,030
4	AVAILABLE	4,220
5	AVAILABLE	7,600
6	Papa John's	1,835
7	Pro Nails	1,835
8	AVAILABLE	1,650
9	AVAILABLE	1,600
10	Leased	1,300
11	AVAILABLE	1,650
12	Lendmark	2,200
13	Workout Anytime	6,325
10	Leased	1,300
16	Today & Tommorrow PHP	2,800
17	NuWave Simply Unique Styles	1,400
18	AVAILABLE	4,070
19	AVAILABLE	19,600
Warehouse/ Storage Space		10,246
Hobby Lobby - Coming Soon		54,000

Demographic Drive-Times

	5 min.	10 min.	15 min.
Population	4,722	14,206	23,539
Income	\$63,892	\$68,160	\$70,175



Location



Location



16,000 VPD

N Main Street



Downtown Marion

Marion City Square is just .5 miles away from charming Downtown Marion, which includes a wide variety of restaurants and shops to enjoy.

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