

The Market Place

2725 Northwest Boulevard, Newton NC 28658



THE SPACE

Location	2725 Northwest Boulevard, Newton, NC, 28658
COUNTY	Catawba
Traffic Count	27000

HIGHLIGHTS

- Growing Market Area
- Over 27,000 Vehicles per Day
- Up to 22,840 Square Feet Available
- Clean & Well-maintained Center
- Approx. 450,000 Visitors per Year
- #1 Papa Johns in NC in Visits according to Placer.ai



Suite	Tenant	Floor	Square Feet	Lease Type
A	1st Nail	1st	1440	NNN
B	Mulan Chinese Restaurant	1st	2160	NNN
C	Beautiful Me Salon	1st	600	NNN
D	AVAILABLE	1st	1800	NNN
E	Planet Fitness	1st	18000	NNN
E-1	AVAILABLE	1st	15000	NNN
F	AVAILABLE	1st	7840	NNN
G	Rent-A-Center	1st	3600	NNN
H	Tobacco & Vape	1st	1220	NNN
H-1	AVAILABLE	1st	1200	NNN
I	AVAILABLE	1st	2400	NNN
J	Tosaka II Japanese	1st	2900	NNN
K	Scoop 'n Smiles	1st	1200	NNN

Suite	Tenant	Floor	Square Feet	Lease Type
L	Papa John's Pizza	1st	1400	NNN
M	AVAILABLE	1st	1400	NNN
N	AVAILABLE	1st	2450	NNN
O	321 Cafe	1st	2800	NNN
P	RC Games	1st	2625	NNN
Q	Metro PCS	1st	2400	NNN
R	Big Lots	1st	35000	NNN
S	Burkes Outlet	1st	19000	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,911	20,950	46,060

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$72,811	\$72,499	\$74,666

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,329	8,476	18,222

PROPERTY FEATURES

CURRENT OCCUPANCY	75.00 %
TOTAL TENANTS	21
BUILDING SF	126,435
GLA (SF)	133,405
LAND ACRES	15.8
YEAR BUILT	1989
ZONING TYPE	PD-SC-M
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	640+
PARKING RATIO	± 5/1,000 SF
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

MECHANICAL

HVAC	New HVAC Provided in Unit
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CONSTRUCTION

ROOF	New Roof in 2021
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TENANT INFORMATION

MAJOR TENANT/S	Planet Fitness, Big Lots, bealls
LEASE TYPE	NNN



Executive Summary

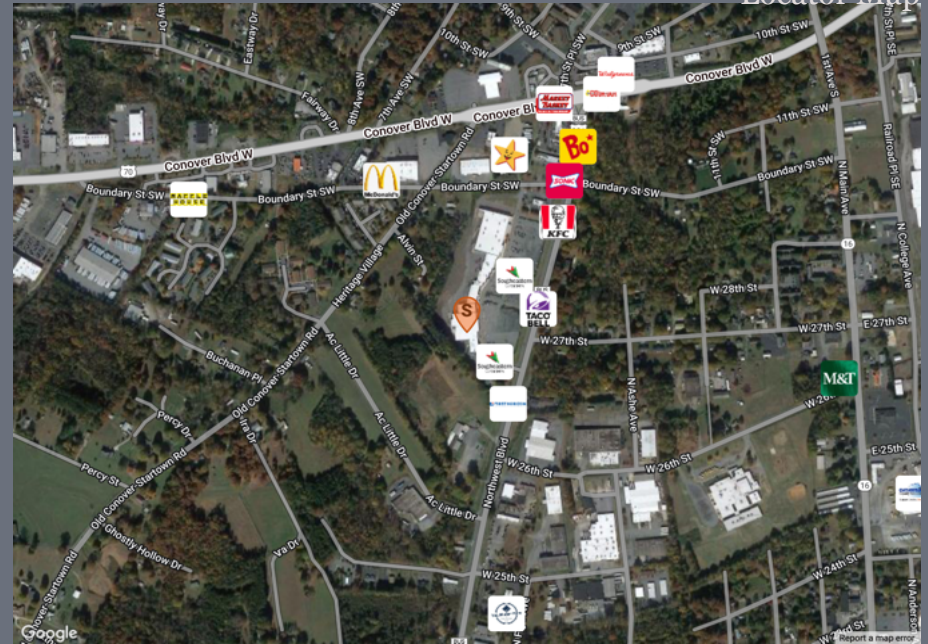
- Ardor Commercial Advisors is pleased to present for lease several retail spaces in the Marketplace Center located in Newton, NC. Marketplace Center was constructed in 1988 and sits on approx. 15.80 acres. The property is occupied by national and local tenants, including Big Lots, Burke's Outlet, Rent-A-Center, Papa Johns, and more.
- The city of Newton is located in Catawba County in NC. Newton is strategically located in the Hickory Metropolitan Area. The City has a diverse industrial base, with companies producing fiber optic cable, automotive parts, baked goods, medical supplies, telecommunications technology, as well as traditional industries such as furniture and textiles. Major transportation in the city includes Interstate 40, US Highway 321, US Highway 70, NC Highway 70, North Carolina Highway 10 and 16, the Hickory Regional Airport (12 miles), and the Charlotte-Douglas International Airport (38 miles)

Strategic Location

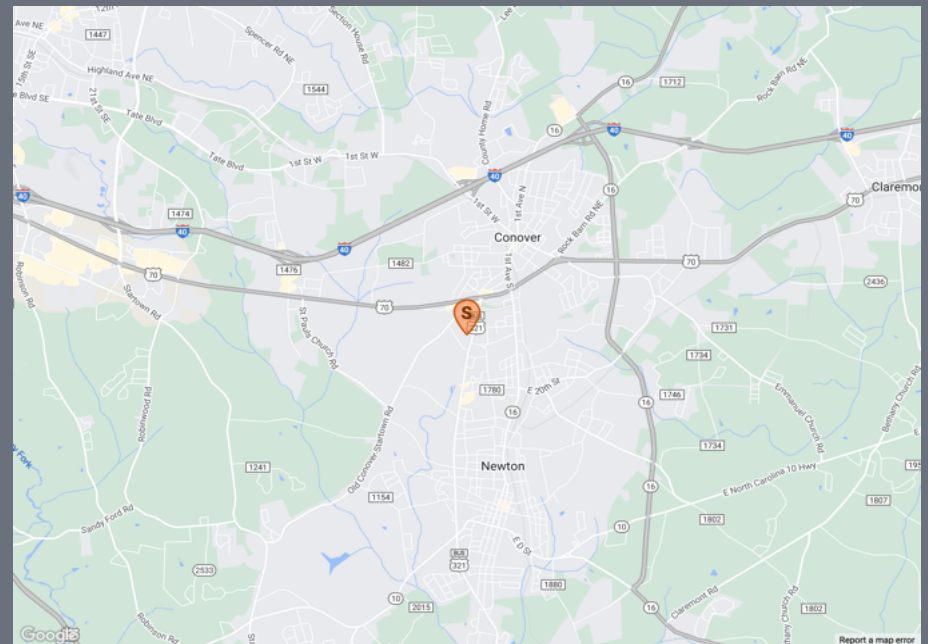
- Nestled in the heart of Catawba County, Newton boasts a prime location. It's within easy reach of major cities like Charlotte and Hickory, yet offers the tranquility and lower costs of a smaller town. This balance ensures accessibility for business operations, including logistics, supply chain management, and client accessibility.
- Approximately 27,000 vehicles pass by Marketplace Center each day. Businesses surrounding the property include Sonic Drive-In, Bojangles', Walgreens, Hardee's, Advance Auto Parts, North Newton Elementary School, and Conover City Park.

Additional points of interest near Marketplace Center include Walmart Neighborhood Market, Southern Furniture Company, WestRock Conover, NC Works Career Center, Lee Industries, and the Hickory American Legion Fairgrounds.

Locator Map



Regional Map



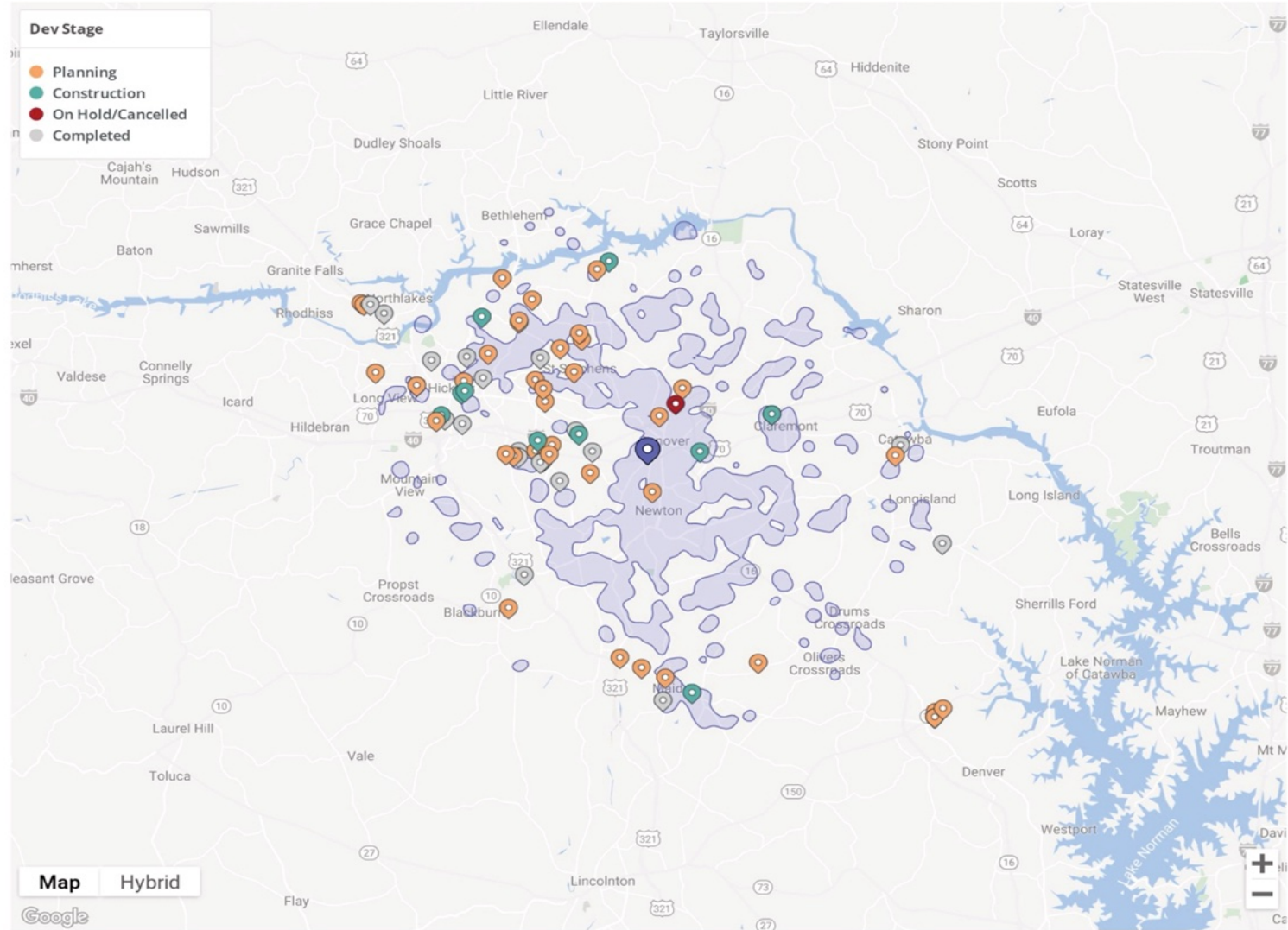


Google

[Report a map error](#)

Planned Development

The Market Place
2725 Northwest Blvd, Newton, NC 28658



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Dec 1st, 2022 - Nov 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai



Unit #	Tenant	SF
OUT1	Bank of America	
A	1st Nails	1,440
B	Mulan Chinese Gourmet	2,160
C	Beautiful Me Salon	600
D	AVAILABLE	1,800
E	Planet Fitness	18,000
E-1	AVAILABLE	15,000
F	AVAILABLE	7,840

Unit #	Tenant	SF
G	Rent-a-Center	3,600
H	Tobacco & Vape	1,220
H-1	AVAILABLE	1,200
I	AVAILABLE	2,400
J	Tosaka II Authentic Japanese	2,900
K	Scoops 'n Smiles	1,200
L	Papa Johns	1,400
M	AVAILABLE	1,400

Unit #	Tenant	SF
N	AVAILABLE	2,450
O	321 Cafe	2,800
P	RC Games	2,625
Q	MetroPCS	2,400
R	Big Lots	35,000
S	Bealls	19,000

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,616	18,930	40,633
2010 Population	2,839	20,709	44,993
2022 Population	2,911	20,950	46,060
2027 Population	2,904	20,916	45,878
2022-2027: Population: Growth Rate	-0.25 %	-0.15 %	-0.40 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	1,075	1,979
\$15,000-\$24,999	133	830	1,597
\$25,000-\$34,999	164	850	1,878
\$35,000-\$49,999	227	1,370	2,861
\$50,000-\$74,999	318	1,643	3,889
\$75,000-\$99,999	141	998	2,227
\$100,000-\$149,999	126	1,133	2,477
\$150,000-\$199,999	29	253	611
\$200,000 or greater	64	325	704
Median HH Income	\$50,624	\$51,143	\$53,528
Average HH Income	\$72,811	\$72,499	\$74,666

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,307	8,138	16,768
2010 Total Households	1,324	8,302	17,540
2022 Total Households	1,329	8,476	18,222
2027 Total Households	1,329	8,497	18,222
2022 Average Household Size	2.15	2.42	2.49
2000 Owner Occupied Housing	758	5,270	11,354
2000 Renter Occupied Housing	495	2,349	4,363
2022 Owner Occupied Housing	790	5,478	12,650
2022 Renter Occupied Housing	539	2,999	5,572
2022 Vacant Housing	107	766	1,566
2022 Total Housing	1,436	9,242	19,788
2027 Owner Occupied Housing	805	5,569	12,822
2027 Renter Occupied Housing	524	2,928	5,400
2027 Vacant Housing	110	777	1,601
2027 Total Housing	1,439	9,274	19,823
2022-2027: Households: Growth Rate	0.00 %	0.25 %	0.00 %

Source: esri

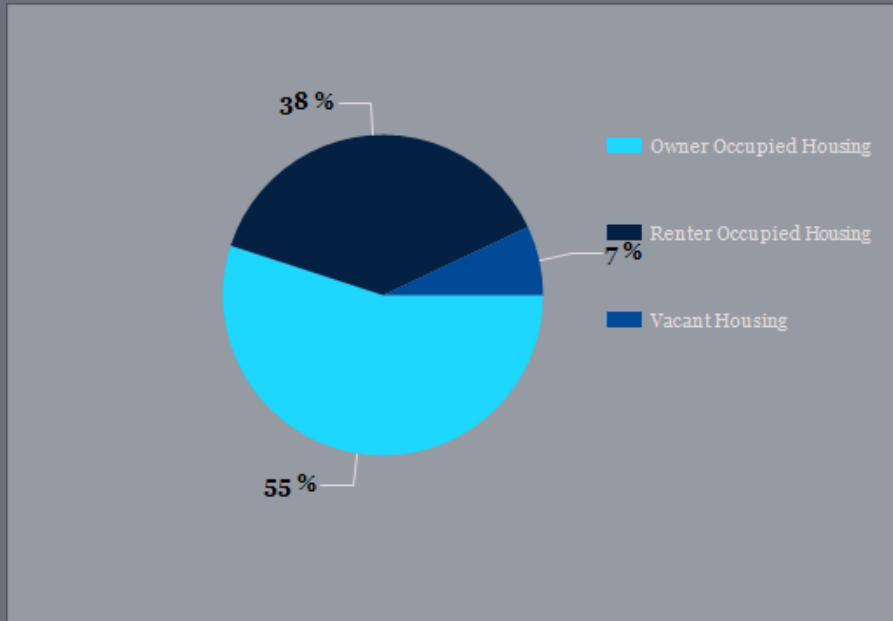
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	181	1,346	2,923
2022 Population Age 35-39	173	1,299	2,998
2022 Population Age 40-44	184	1,385	3,059
2022 Population Age 45-49	181	1,336	2,966
2022 Population Age 50-54	182	1,318	2,911
2022 Population Age 55-59	201	1,337	2,969
2022 Population Age 60-64	194	1,314	2,931
2022 Population Age 65-69	183	1,163	2,671
2022 Population Age 70-74	140	999	2,257
2022 Population Age 75-79	108	740	1,591
2022 Population Age 80-84	76	526	1,051
2022 Population Age 85+	100	519	1,013
2022 Population Age 18+	2,304	16,190	35,790
2022 Median Age	43	41	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,542	\$50,896	\$53,113
Average Household Income 25-34	\$71,198	\$66,758	\$69,249
Median Household Income 35-44	\$55,812	\$61,189	\$64,436
Average Household Income 35-44	\$79,001	\$81,322	\$83,541
Median Household Income 45-54	\$56,843	\$60,766	\$62,468
Average Household Income 45-54	\$85,518	\$86,061	\$87,244
Median Household Income 55-64	\$54,866	\$57,449	\$58,466
Average Household Income 55-64	\$83,218	\$81,981	\$82,717
Median Household Income 65-74	\$45,645	\$46,696	\$48,837
Average Household Income 65-74	\$67,444	\$67,370	\$70,591
Average Household Income 75+	\$54,175	\$53,101	\$54,084

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	173	1,270	2,891
2027 Population Age 35-39	184	1,348	2,961
2027 Population Age 40-44	168	1,274	2,944
2027 Population Age 45-49	188	1,373	3,026
2027 Population Age 50-54	176	1,281	2,851
2027 Population Age 55-59	177	1,268	2,820
2027 Population Age 60-64	212	1,296	2,850
2027 Population Age 65-69	187	1,230	2,710
2027 Population Age 70-74	164	1,041	2,355
2027 Population Age 75-79	130	861	1,923
2027 Population Age 80-84	84	569	1,228
2027 Population Age 85+	95	545	1,087
2027 Population Age 18+	2,301	16,123	35,576
2027 Median Age	44	41	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,097	\$57,048	\$60,394
Average Household Income 25-34	\$83,980	\$78,189	\$81,850
Median Household Income 35-44	\$64,908	\$69,827	\$77,497
Average Household Income 35-44	\$92,415	\$93,924	\$98,166
Median Household Income 45-54	\$66,342	\$69,963	\$75,510
Average Household Income 45-54	\$102,226	\$101,954	\$104,097
Median Household Income 55-64	\$64,428	\$66,542	\$70,371
Average Household Income 55-64	\$99,323	\$97,225	\$98,629
Median Household Income 65-74	\$56,230	\$54,801	\$57,008
Average Household Income 65-74	\$80,915	\$80,940	\$84,729
Average Household Income 75+	\$66,161	\$66,253	\$67,241

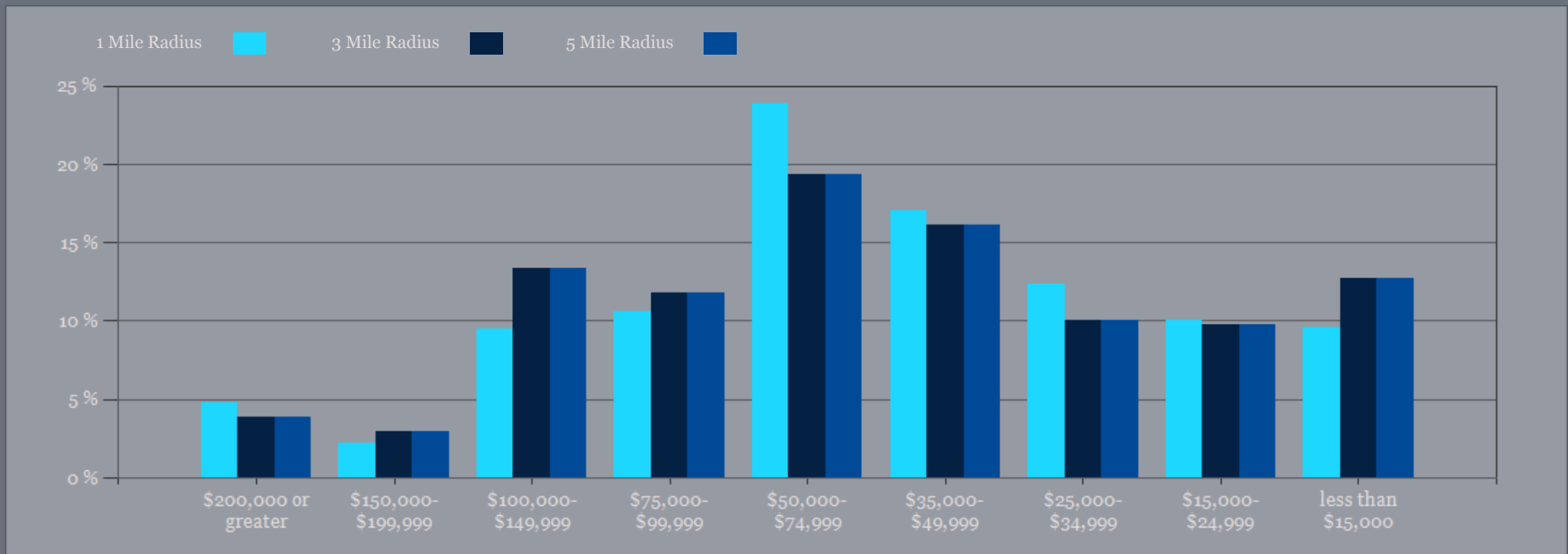
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income





Jim Pryor

Managing Partner

Jim Pryor is a Managing Partner and the Broker in Charge at Ardor Commercial Advisors, LLC, a premier commercial real estate brokerage he founded with a commitment to building lifelong client relationships. A native of Charlotte, Jim attended Belmont Abbey College before proudly serving his country in the 82nd Airborne as a combat veteran. He later continued his dedication to service as a police officer in the local community.

Grounded in integrity and teamwork, Jim’s approach to commercial real estate is informed by his rich background in service. His unwavering commitment to his clients and deep understanding of the Carolinas’ dynamic real estate landscape make him an invaluable asset to businesses seeking growth and opportunity in the region.

As a seasoned commercial real estate advisor and business owner, Jim works tirelessly to support his clients in achieving their goals. His passion for helping businesses thrive drives him to constantly seek the best opportunities and provide personalized guidance throughout acquisition, leasing, and development. With Jim Pryor and Ardor Commercial Advisors by your side, you can trust that a team dedicated to your success will support your real estate venture.



Tad Anderson

Sr. Advisor | Retail

Tad Anderson provides his clients with honesty and trustworthiness, and guides them through the real estate process while still keeping the human touch. He is diligent in getting the best for his clients in each and every transaction.

Tad began his real estate career in PA where he was voted one of the Top 5 Choice Real Estate Agents by the Erie Times News Reader Poll 2018. He is known for being a leader and trailblazer in real estate marketing techniques, therefore, changing the way agents market properties. Tad decided to bring his talents to a more diverse real estate market (with warmer weather) in North Carolina and South Carolina.

Tad has a variety of talents and diverse work experience that includes management, marketing, printing, graphic design, and dance instruction. He excels in anything related to technology which is of particular interest to any tech-savvy buyer or seller. He has the ability to communicate with a diverse audience and he appreciates and strives to deliver quality service, a strong work ethic, and an overall dedication to putting his clients' needs above all.

In the words of his mentor and real estate colleague Linda Foll Johnson, "Tad is an extremely focused and very detail oriented person. He has a successful track record in every endeavor he has undertaken. We have always worked closely together and I have seen how he connects with clients. Tad listens closely and has a keen sense of each individual client's needs. He takes their needs and desires very seriously. Tad is accomplished in many areas and with his knowledge of today's technology and marketing, he is quite an asset in the modern real estate world."

Tad graduated from Fairview High School and attended Mercyhurst University where he majored in Business Management and minored in Psychology with a concentration in Neurology and Applied Behavioral Analysis.

The Market Place

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