



110 E A St Newton, NC 28658

RETAIL / SHOWROOM / OFFICES

for Sale or Lease

Exciting opportunity to purchase a, standalone retail/flex building, listed for sale at \$590,000.00, or long-term leasing available.

The building, which is over 5,000 SF, was completely renovated in 2023, apart from the original roof, which is in good condition. The property is currently vacant and ready for lease or for a new owner-user.



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Over 5,000 SQ FT Retail & Flex Standalone Building

AN OVERVIEW

$+/-$ 5,152 SQUARE FEET	7 BATHROOMS	2 PREP SINKS
0.03 ACRES	Masonry Building Completely Renovated 2023 New HVAC, Electric, Plumbing, Flooring and Ceilings.	B-3 Zoning allows for many Retail, Office and Flex uses



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Property Information

Sales Price \$590,000.00

- SQ FT: 5,152 SQ FT Retail/Office/Flex on 0.03+/- Acres
- Private Fenced parking Lot with 16 spots (5 in fenced area)
- In the heart of Downtown Newton
- Zoned B-3 & Downtown core overlay district
- Owner User or long-term lease Opportunity
- Great location for Restaurants or Medical Offices
- Proximity to Highways for access to both Hickory and Lake Norman

SELLER/LANDLORD REPRESENTATIVES:



MARGUERITE GREENE

SVP Commercial,
Century 21 Triangle Group

919 219-9312

mgreen@marc.com

BUYER/TENANT REPRESENTATIVE:



ROSIE ZAPATA

Commercial Associate,
Century 21 Providence

(786) 359-3337

rosiezrealtor@gmail.com

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Lease Information

5,152 SQ FT UNIT LEASE TERMS

- SQ FT: **5,152** SQ FT Retail/Office/Flex
- Rent Yr1 = \$16/SF - \$6,869.33 Monthly/\$82,432 annual base rent
- Absolute NNN
- 10 YR Term
- 3% Annual Escalations
- Two 5 Year Renewal Options
- No Tenant Allowance

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Zoning Information

The property is Zoned B-3. The table of permitted and permissible uses can be found [here](#).

The property is also located within the Downtown core overlay district. The district has a list of prohibited uses. The overlay district regulations can be found [here](#).

If you have any questions, contact Alex S. Fulbright, Assistant Planning Director, City of Newton at afulbright@newtonnc.gov

Permitted Uses Include:

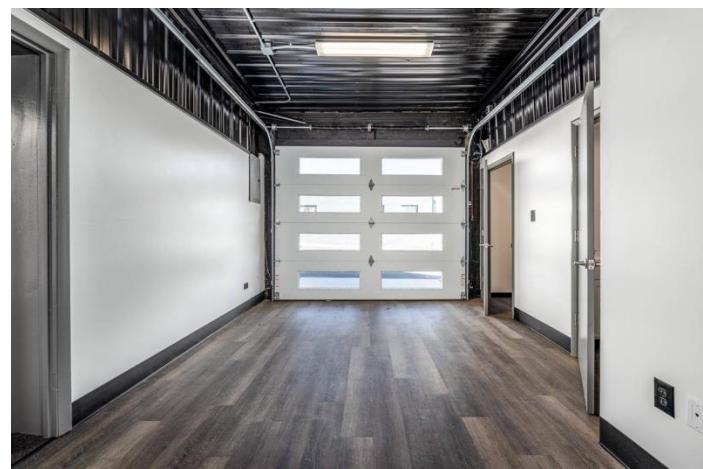
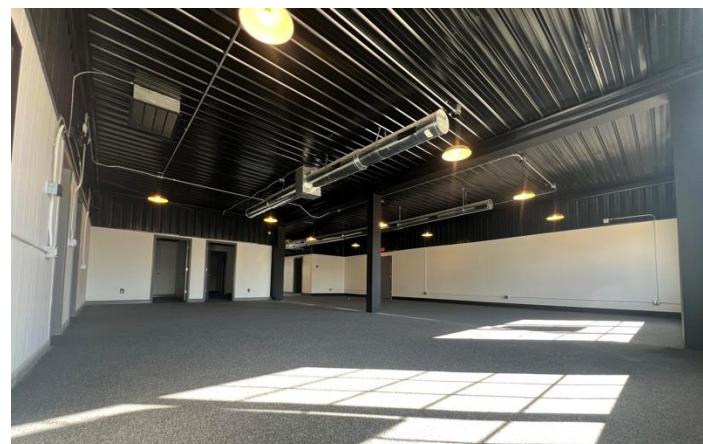
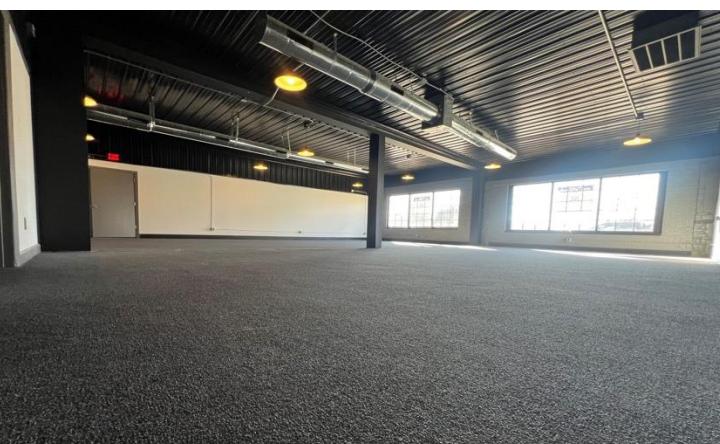
- Brewery
- Art Galleries
- Retail Sales
- Bakeries
- Convenience Store
- Restaurants
- Department Stores
- Discount Store
- Florists
- Furn./home furnishings
- Gift Shop
- Hardware Store
- Jewelry Store
- Dance Studios
- Medical Clinics
- Insurance Agencies
- Legal Services

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INTERIOR PHOTOS



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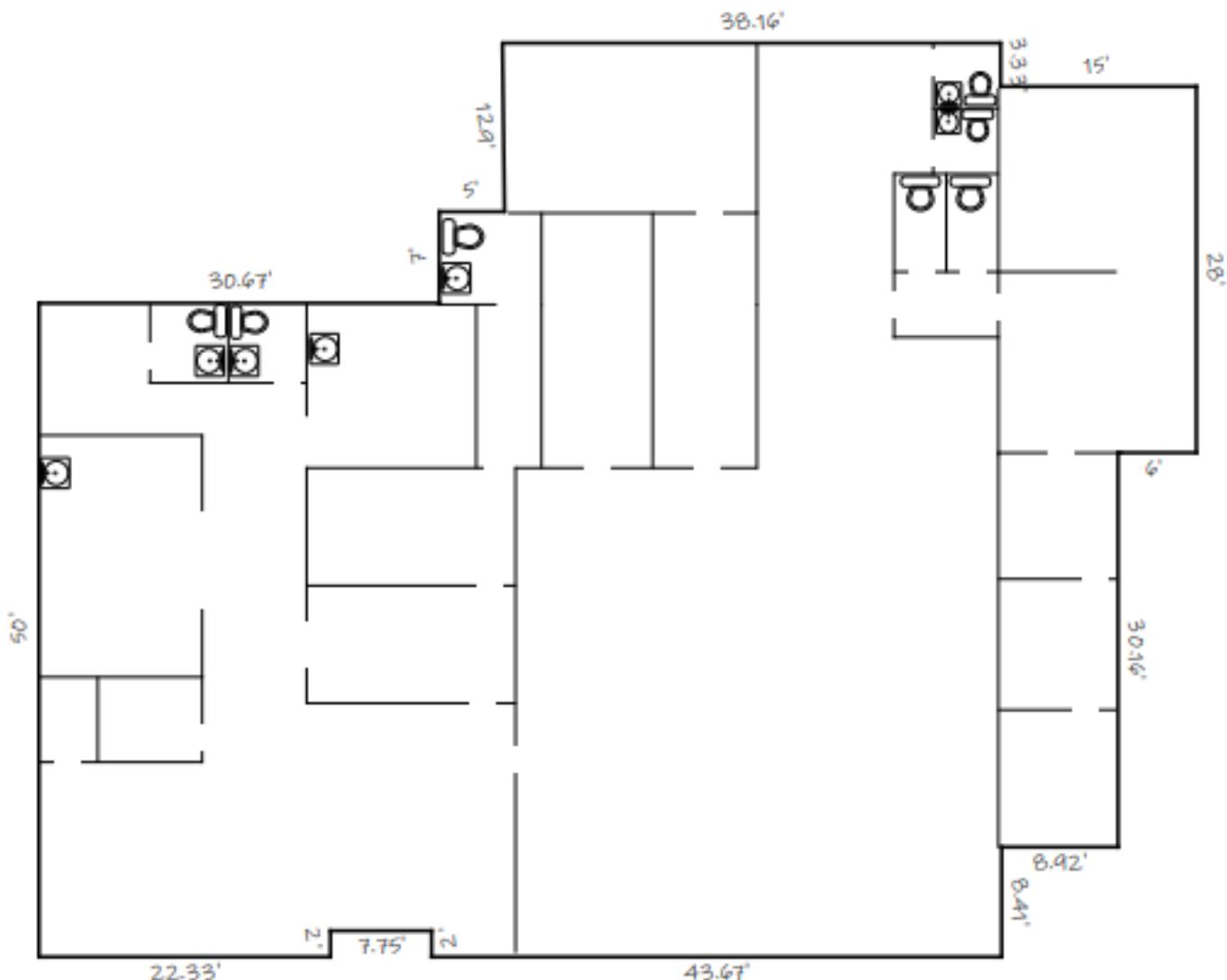
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EXTERIOR PHOTOS



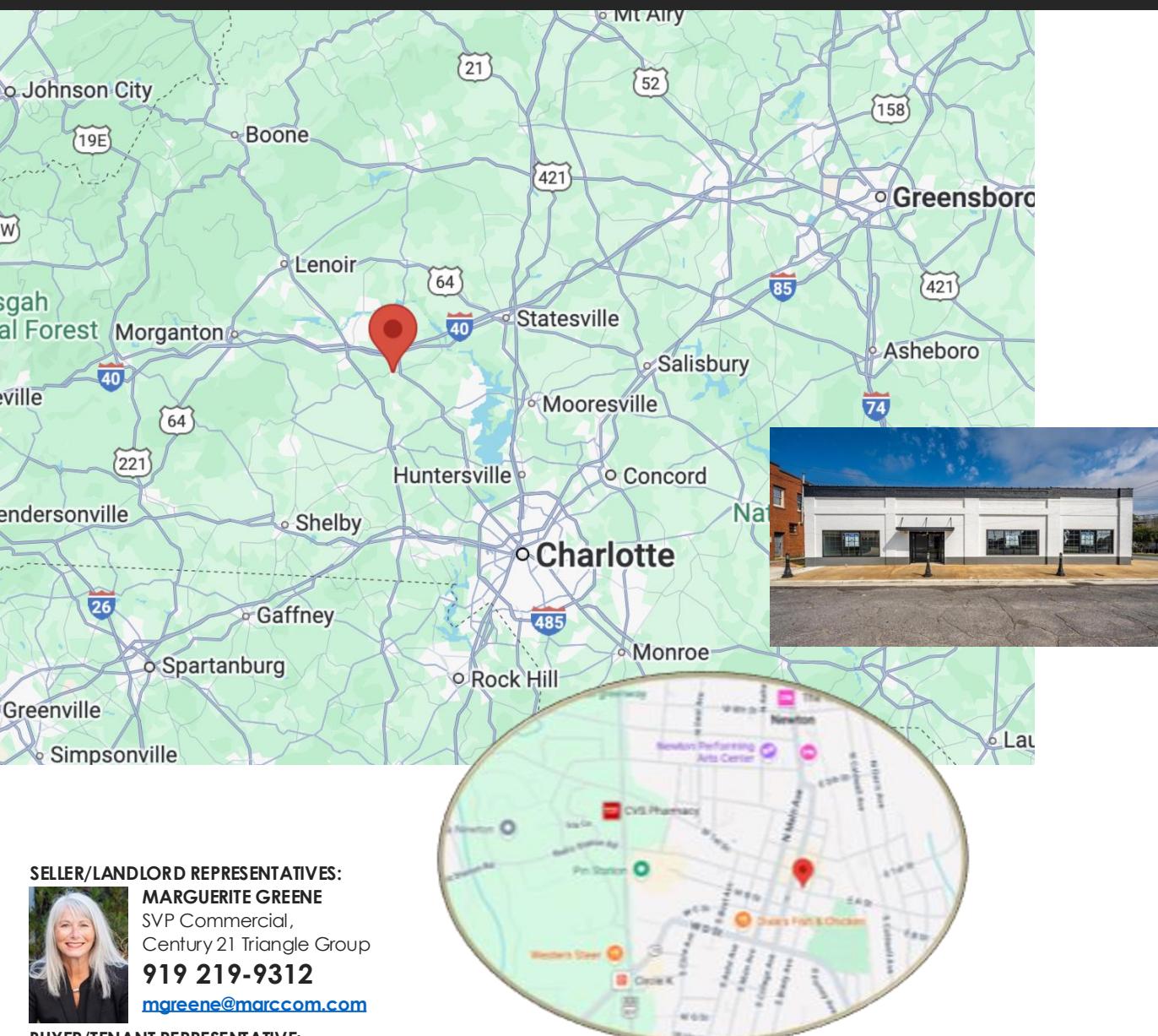
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CURRENT FLOOR PLAN



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LOCATION



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DEMOGRAPHICS/TRAFFIC COUNTS

Demographics >

	1 mile	3 miles
Population	5,543	20,387
Households	2,245	7,990
Median Age	38.20	39.60
Median HH Income	\$56,386	\$57,643
Daytime Employees	6,063	15,909
Population Growth '24 - '29	▲ 5.23%	▲ 4.79%
Household Growth '24 - '29	▲ 5.21%	▲ 4.76%

Traffic >

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
S Main Ave	E B St N	3,002	2022	0.13 mi
South College Avenue	E C St N	1,600	2019	0.14 mi
S College Ave	E C St N	1,761	2022	0.16 mi
E A St	N Caldwell Ave E	951	2022	0.18 mi
East A Street	N Caldwell Ave E	900	2019	0.18 mi
S Main Ave	W D St S	2,602	2022	0.19 mi
E D St	S Brady Ave W	13,040	2022	0.21 mi
N Main Ave	W 4th St N	3,680	2022	0.21 mi
E D St	S College Ave E	12,154	2022	0.21 mi
East D Street	S College Ave E	12,500	2019	0.21 mi

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ABOUT NEWTON



Downtown Newton is the gateway to the foothills of the Blue Ridge Mountains, where a vibrant lifestyle and love of the arts create a setting for entrepreneurial growth while preserving the community's history and charm.

Downtown Newton is a 2024 Accredited Main Street America Award Winner.

Downtown Newton is the central community gathering place. Newton's downtown encourages residents and visitors to congregate for local golf cart parades, street festivals, music concerts, and several holiday events, reinforcing the sense of place.

NC DISCLOSURE:

NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform several services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

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For representing you and helping you lease your property, you will pay the listing firm a lease commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent: You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat Buyer and Seller fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "**designated agency**" where one agent in the firm represents the Seller and another agent represent the Buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When purchasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a Buyer's agent). You may be willing for them to represent both you and the Seller at the same time (as a dual agent). Or you may agree to let them represent only the Seller (Seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

BUYERS

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a Buyer's agent). You may be willing for them to represent both you and the Seller at the same time (as a dual agent). Or you may agree to let them represent only the Seller (Seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.



BUYER'S AGENT

Duties to Buyer: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your Buyer's agent, they may not give any confidential information about you to seller or their agents without your permission so long as they represent you. But until you make this agreement with your Buyer's agent, you should avoid telling the agent anything you would not want a landlord to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to purchase a particular property, the agent must obtain a written agency agreement before writing the contract to purchase. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a Buyer's agent will perform several services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit an LOI or Purchase Contract to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your Buyer's agent is spelled out in a Buyer agency agreement before you purchase a property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your Buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) Buyer agency agreement, your Buyer's agent will ask you to amend the Buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the Buyer and Seller. Nevertheless, a dual agent must treat Buyers and Sellers fairly and equally. Although the dual agent owes them the same duties, Buyers and Sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "**designated dual agency**" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer Buyer agency or you do not want them to act as your Buyer agent, you can still work with the firm and its agents. However, they will be acting as the Seller's agent (or "sub agent"). The agent can still help you find and purchase the property and provide many of the same services as a Buyer's agent. The agent must be fair with you and provide with any "materials facts" about properties.

But remember, the agent represents the Seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the Seller's property. Furthermore, a Seller's agent is required to give the Seller any information about you (even personal, financial or confidential information) that would help the Seller in the sale of his or her property. Agents must tell you in writing if they are Seller's agents before you say anything that can help the Seller. But until you are sure that an agent is not a Seller's agent, you should avoid saying anything you do not want a Seller to know.

Seller's agents are compensated by the Seller.

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