

RETAIL SPACE AVAILABLE

Shops at Conover

1217 N NC 16 Business, Conover, NC 28613



2,967 +/- SF SPACE AVAILABLE

PROPERTY HIGHLIGHTS



- **Lease Price: \$27 PSF (NNN)**
- Approximately 45' deep x 66' wide
- Hood system in place
- Walk-in freezer & cooler
- Flexible lease terms
- End-cap
- 0.5 miles from I-40
- Traffic count: 10,000

LOCATION OVERVIEW



Nice end-cap restaurant space available in a Walmart shadowed center located on N Hwy NC-16 in Conover, North Carolina. Great demographics and traffic count.

| | <u>2 MILES</u> | <u>5 MILES</u> | <u>10 MILES</u> |
|------------|----------------|----------------|-----------------|
| Population | 9,259 | 45,530 | 142,695 |
| HH Income | \$74,412 | \$69,856 | \$76,901 |
| Households | 3,804 | 17,875 | 57,897 |

MARKET AERIAL



FLOORPLAN

1217 NC Hwy 16 (business) Conover, NC 28613

Total Sq Ft 2,967 (+/-)



