

WEST POINTE SHOPPES

RETAIL SPACE FOR LEASE
751 NC HWY BUS 16, DENVER NC 28037

THE SPACE

Location	751 NC Hwy Bus 16 Denver, NC 28037
County	Lincoln
Square Feet	1,750
Rent Per SF (Annual)	\$22.00
Lease Type	NNN(\$5.50/SF)
Floor	1

Notes Suite G - Available 4/1/2025

HIGHLIGHTS

- Located on highly traveled Business Hwy 16
- Thousands of new homes within a few miles
- Strong average household incomes
- Growing population
- Great street visibility
- Street signage available
- Easy entrance & exit
- Plenty of parking
- Below market lease rates



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	1,807	14,985	31,792

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$122,352	\$122,930	\$139,429

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	759	5,963	12,161

PROPERTY FEATURES

CURRENT OCCUPANCY	90.00%
TOTAL TENANTS	8
GLA (SF)	21,142
LAND ACRES	2.231
YEAR BUILT	2003
ZONING TYPE	ELDD B-N
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	108
PARKING RATIO	5.10/1000

TENANT INFORMATION

TENANTS	My Brothers Bagel, Sculpted Salon, KURE CBD & Vape, Queen City Events, HIIT It Fit, Awake Decor, Chillin & Grillin, Albertine Florals, Wine & Gifts, Margaritas Mexican Kitchen & Bar
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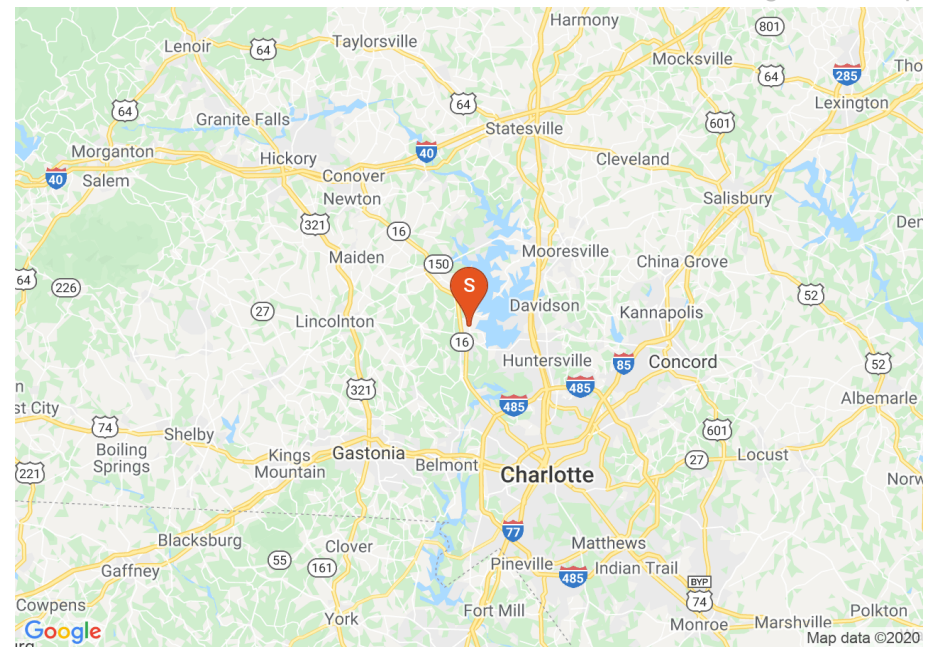
About West Pointe Shoppes

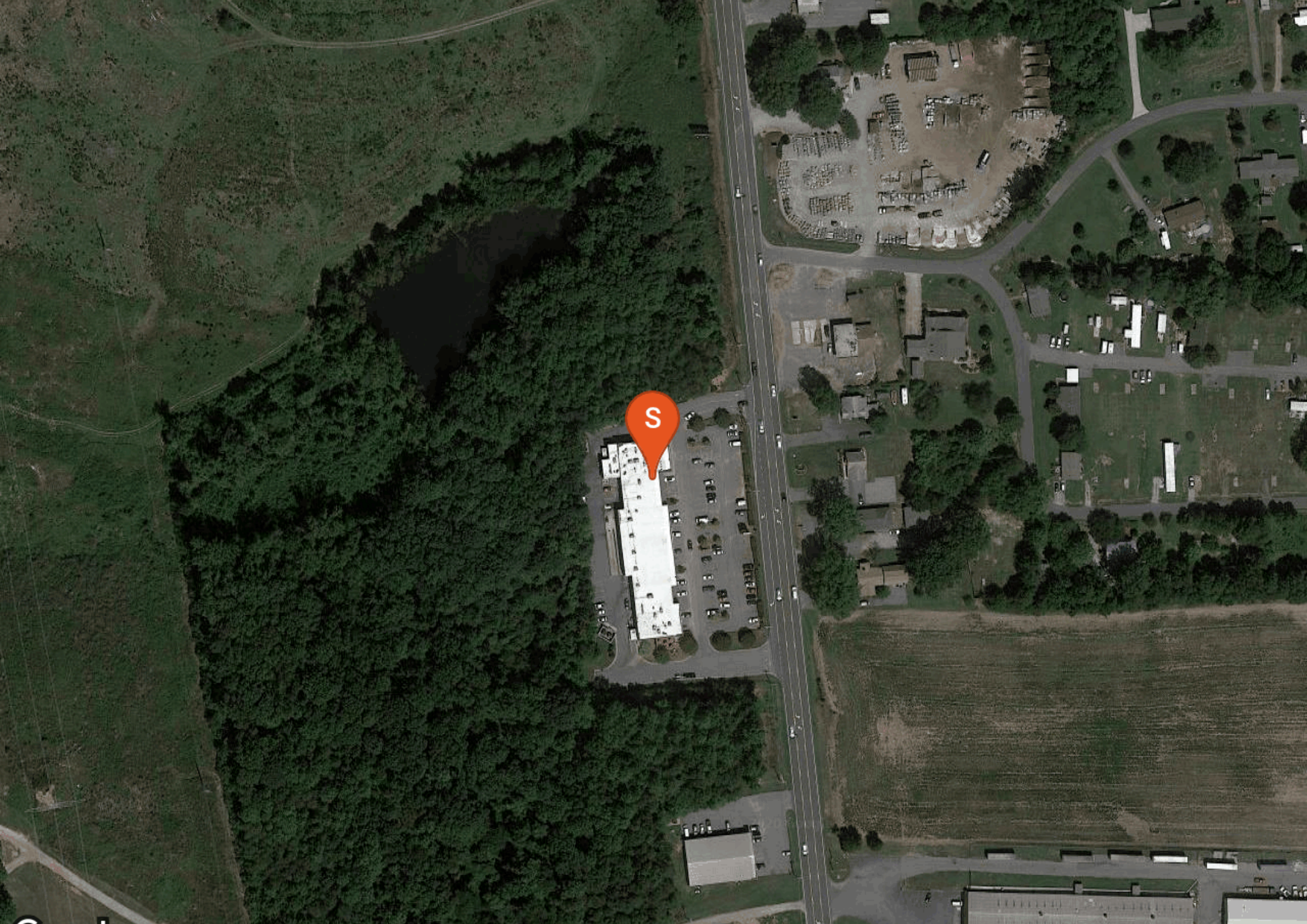
- West Pointe Shoppes is located on the west side of Lake Norman in the vibrant town of Denver. There is 21,142 square feet of retail space with a mix of restaurant and retail businesses.
- Denver, North Carolina is located at the east end of Lincoln County in western North Carolina. Denver sits on the west shores of Lake Norman, a very large lake created in 1962 when construction of the Cowans Ford Dam across the Catawba River was completed. Denver and Lake Norman are just north of Charlotte, the largest city in North Carolina. Denver is a approximately two hours from the Great Smoky Mountains and about five hours from the Carolina beaches to the east.

Locator Map



Regional Map

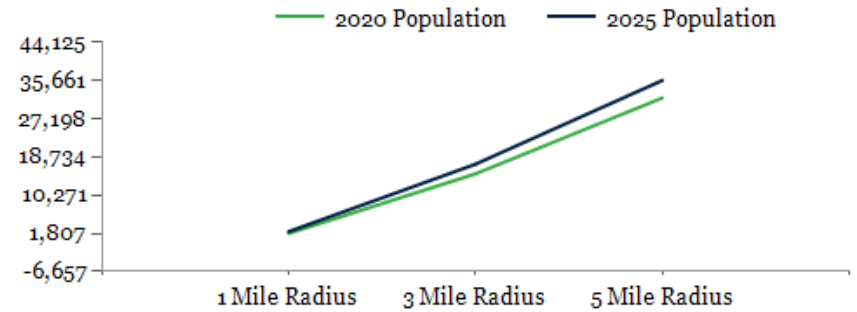




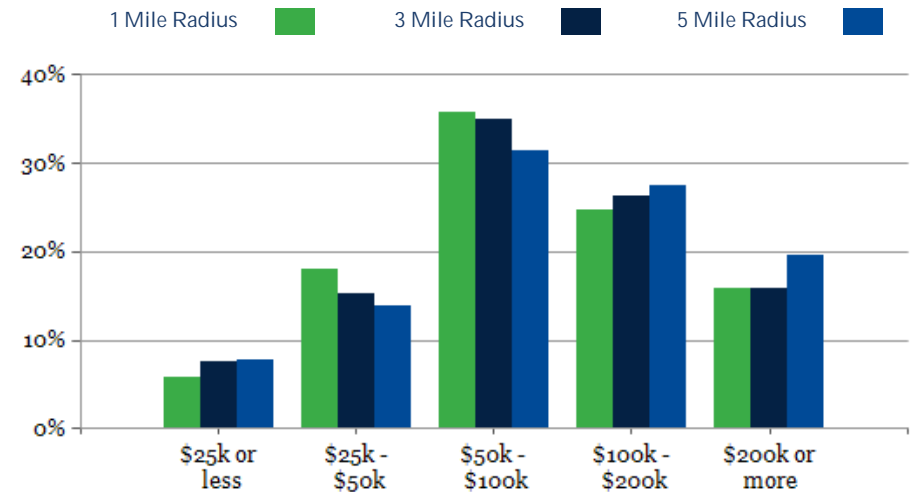
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,272	7,052	15,691
2010 Population	1,560	10,576	24,023
2020 Population	1,807	14,985	31,792
2025 Population	2,197	17,135	35,661
2020-2025: Population: Growth Rate	19.95%	13.60%	11.60%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	17	258	475
\$15,000-\$24,999	27	199	467
\$25,000-\$34,999	19	150	327
\$35,000-\$49,999	117	762	1,360
\$50,000-\$74,999	132	1,049	1,956
\$75,000-\$99,999	139	1,031	1,861
\$100,000-\$149,999	149	1,063	2,126
\$150,000-\$199,999	39	502	1,211
\$200,000 or greater	120	950	2,378
Median HH Income	\$85,109	\$86,708	\$93,869
Average HH Income	\$122,352	\$122,930	\$139,429

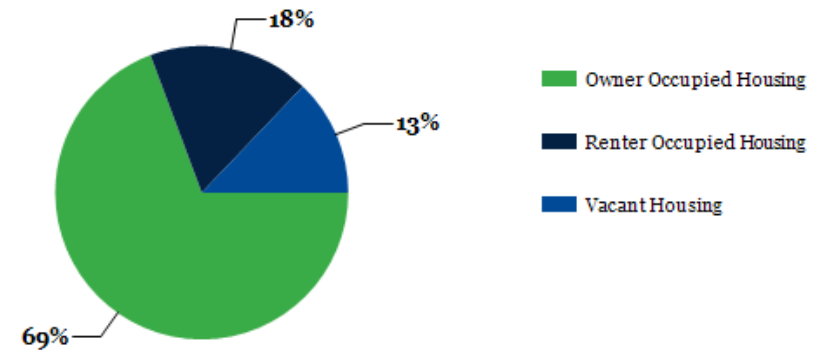
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	566	3,053	6,670
2010 Total Households	656	4,223	9,224
2020 Total Households	759	5,963	12,161
2025 Total Households	923	6,833	13,652
2020 Average Household Size	2.38	2.51	2.61
2020-2025: Households: Growth Rate	19.95%	13.80%	11.70%



2020 Household Income

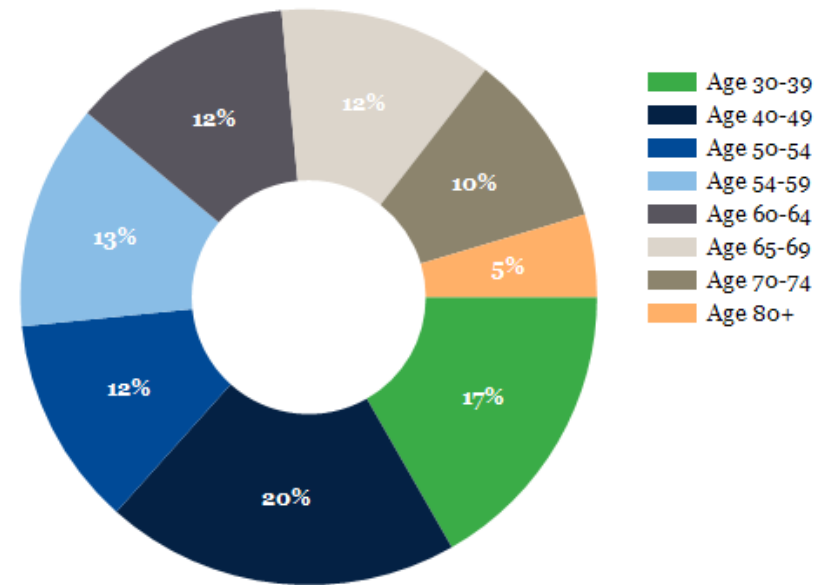


2020 Own vs. Rent - 1 Mile Radius

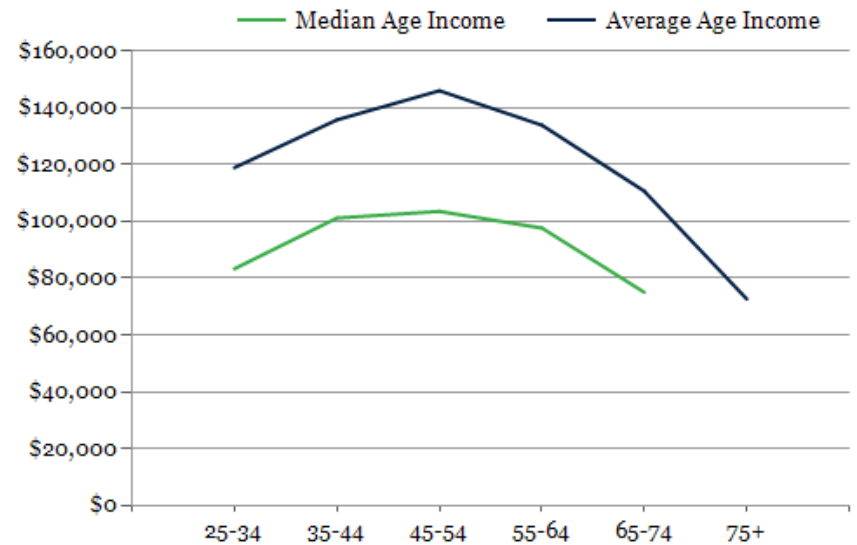


Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	100	783	1,523
2020 Population Age 35-39	102	872	1,821
2020 Population Age 40-44	124	985	2,048
2020 Population Age 45-49	116	1,122	2,436
2020 Population Age 50-54	142	1,139	2,542
2020 Population Age 55-59	153	1,187	2,660
2020 Population Age 60-64	150	1,072	2,424
2020 Population Age 65-69	145	953	2,061
2020 Population Age 70-74	119	850	1,756
2020 Population Age 75-79	56	489	1,051
2020 Population Age 80-84	45	311	628
2020 Population Age 85+	24	221	422
2020 Population Age 18+	1,456	11,701	24,837
2020 Median Age	47	44	45
2025 Median Age	48	45	46



2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,298	\$78,112	\$79,621
Average Household Income 25-34	\$118,937	\$105,686	\$107,341
Median Household Income 35-44	\$101,177	\$107,214	\$117,413
Average Household Income 35-44	\$135,793	\$136,213	\$155,755
Median Household Income 45-54	\$103,529	\$112,780	\$128,195
Average Household Income 45-54	\$146,061	\$153,888	\$180,367
Median Household Income 55-64	\$97,662	\$97,767	\$105,474
Average Household Income 55-64	\$133,929	\$135,460	\$156,504
Median Household Income 65-74	\$75,000	\$73,603	\$77,478
Average Household Income 65-74	\$110,644	\$108,435	\$116,267
Average Household Income 75+	\$72,640	\$73,364	\$78,286



West Pointe Shoppes

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