

# LINCOLNTON PLAZA

## INLINE SPACE & OUTPARCEL OPPORTUNITIES

1555 N. ASPEN STREET | LINCOLNTON, NC



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COMMERCIAL REAL ESTATE





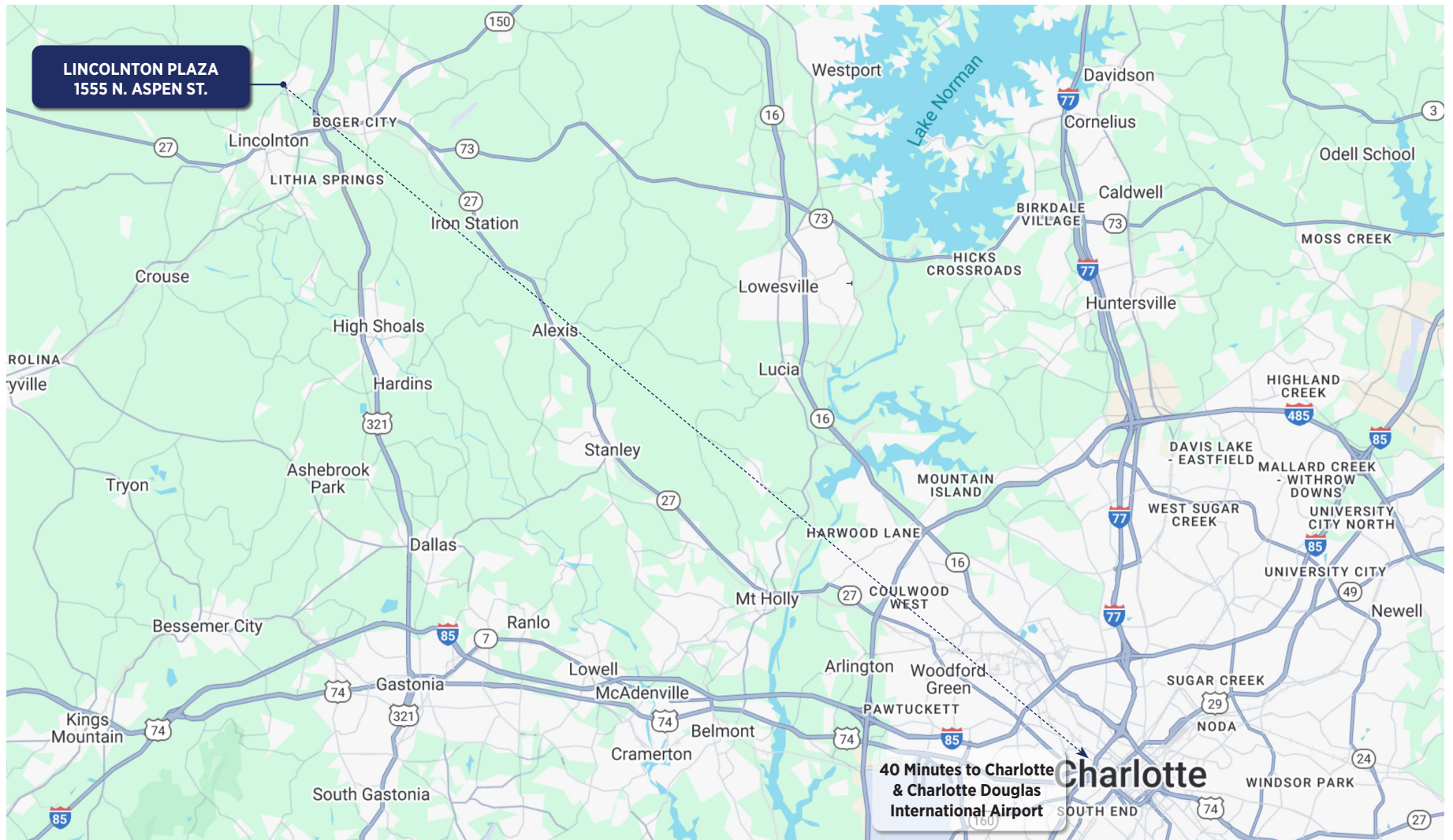
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## LINCOLNTON PLAZA

1555 N. Aspen St.  
Lincolnton, NC 28092

<b>ASKING PRICE/RATE</b>	Call Broker for Details
<b>INLINE SPACE</b>	1,613 - 19,406 SF Space Available
<b>OUTPARCELS</b>	± 0.80 - 0.95 Acres (For Sale or Lease)
<b>GLA</b>	96,587 SF
<b>TOTAL ACRES</b>	14.58 Acres
<b>YEAR BUILT/RENO</b>	1974/2021

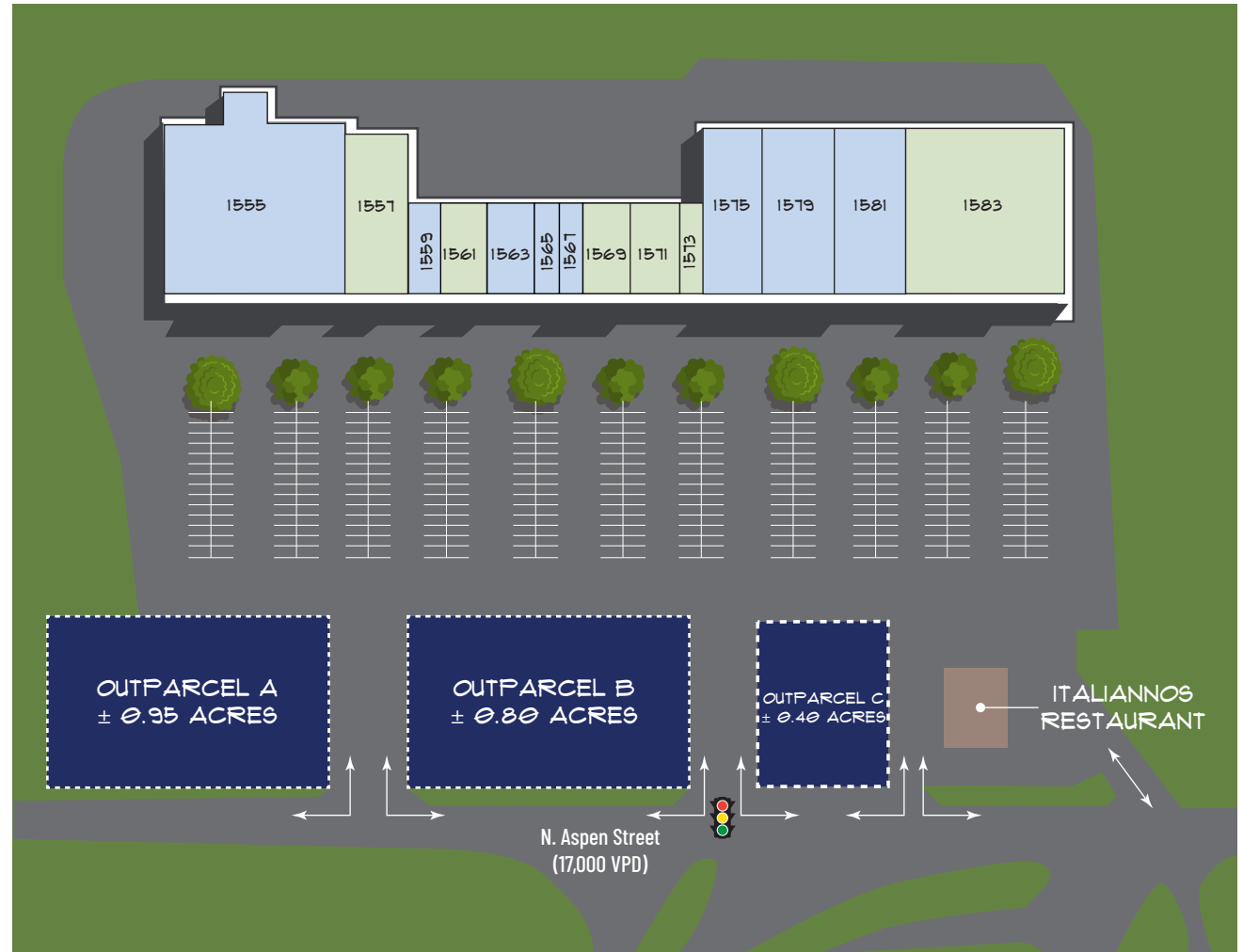


### PROPERTY HIGHLIGHTS

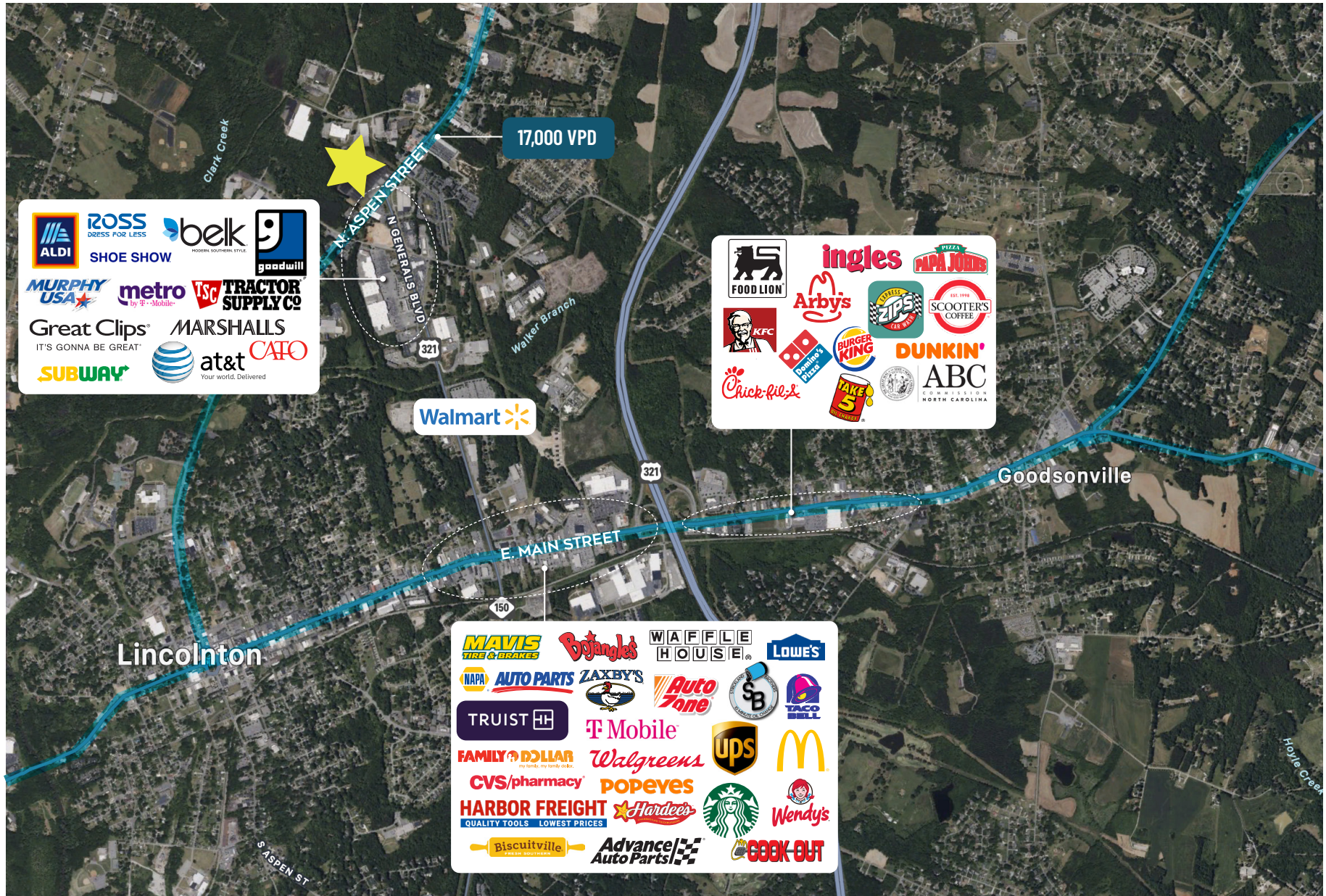
- Anchored by Aaron's, Roses Discount Store and Rock Fitness
- Shopping center sits at a lighted intersection on the corner of North Aspen St (15,000 VPD) and Bus-321 (12,000 VPD)
- Inline spaces available ranging from 1,613 - 19,406 SF with the ability to subdivide certain spaces
- Multiple inline spaces available including 7,000 SF former restaurant space and 19,000 SF anchor space recently upfit by previous tenant in last three years
- Outparcel opportunities along N Aspen St at a lighted intersection for sale or lease; size ranging from +/- 0.40 - 0.95 acres
- Area within 3-mile radius of Lincoln Plaza estimated to grow +16% over the next 5 Years
- Recent capital expenditures include a brand-new façade and resurfaced parking lot in Summer 2021



SUITE	TENANT	SF
1555	Roses	25,365
1557	Available	7,088
1559	H&R Block	1,667
1561	Available	3,179
1563	Outfitters	3,191
1565	Rubedo Brazilian Jui-Jitsu	1,627
1567	B Fit Supplements	1,587
1569	Available	3,180
1571	Available	3,213
1573	Available	1,613
1575	Rock Fitness (Bronze Body)	6,091
1579	Rock Fitness	10,450
1581	Aarons	8,930
1583	Available	19,406
Outparcel A	Available	±0.95AC
Outparcel B	Available	±0.80 AC
Outparcel C	Available	±0.40 AC











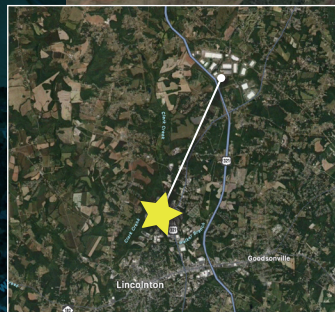


3.7 MILES

**LINCOLN COUNTY INDUSTRIAL PARK**

Lincoln County Industrial Park, a 680-acre master-planned development strategically located just north of Charlotte, offers outstanding interstate access via the U.S. The park is home to more than 3M+ SF and features numerous manufacturing and distribution facilities for companies such as RSI, American Tire, Crate & Barrel, future Axial Industrial facility, and more.

SEVEN MINUTE DRIVE





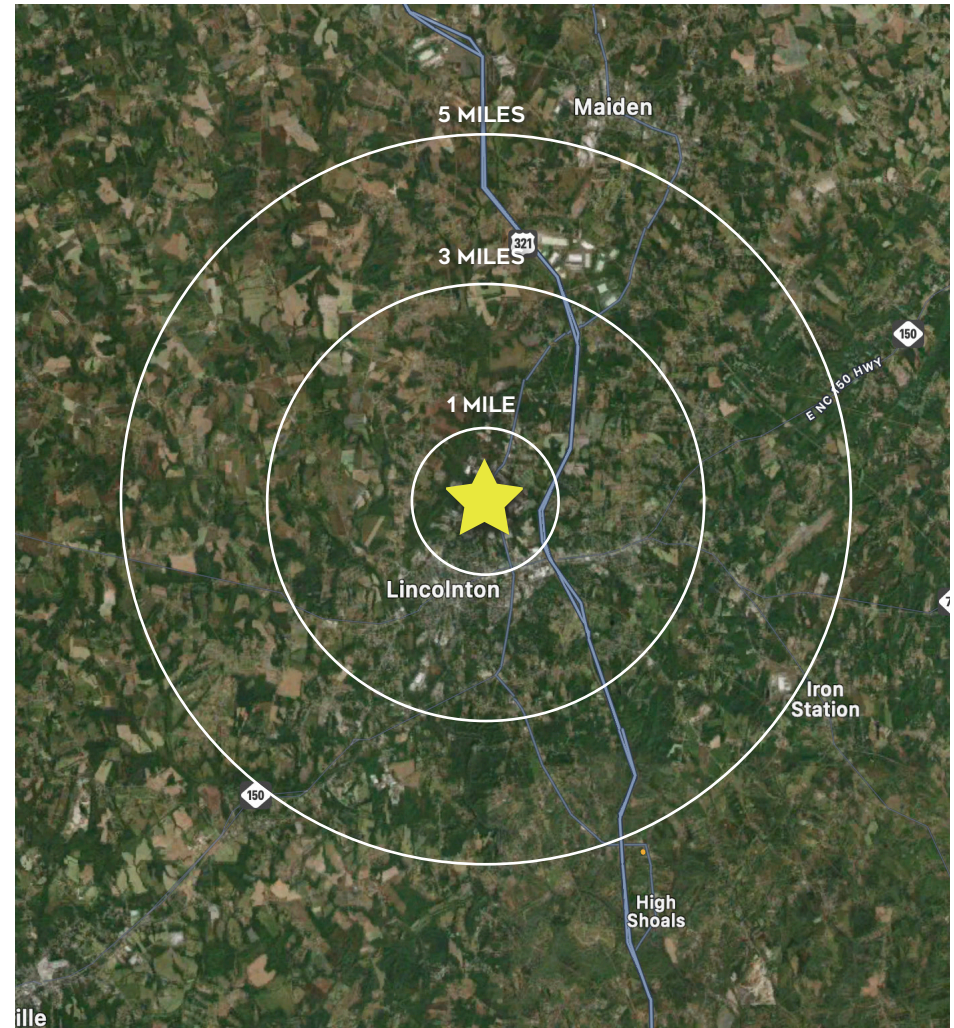
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	2,932	22,054	38,806
White	1,707	13,699	25,576
Black	352	2,084	2,787
Hispanic	398	2,637	3,987
Am. Indian & Alaskan	9	86	130
Asian	40	156	256
Hawaiian & Pacific Island	1	8	18
Other	429	2,939	4,658
U.S. Armed Forces	10	31	31

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HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projection	1,236	9,079	15,747
2024 Estimate	1,067	7,785	13,527
2020 Census	1,043	7,272	12,622
Owner Occupied	479	4,427	8,838
Renter Occupied	588	3,357	4,686

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HH INCOME	1 MILE	3 MILES	5 MILES
Income: <\$25,000	255	1,893	2,733
Income: \$25,000 - \$50,000	213	1,644	2,813
Income: \$50,000 - \$75,000	230	1,491	2,562
Income: \$75,000 - \$100,000	189	1,299	2,369
Income: \$100,000 - \$125,000	100	718	1,281
Income: \$125,000 - \$150,000	43	255	581
Income: \$150,000 - \$200,000	22	373	890
Income: \$200,000+	14	111	295
2024 Avg Household Income	\$62,940	\$65,023	\$72,223
2024 Med Household Income	\$55,038	\$55,007	\$59,805







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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.