

**For Lease: ~8,100 SF Endcap Retail Space**

**2620 E. Main Street, Lincolnton, NC 28054**



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PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)

## Property Overview

- Located just 2 miles from 321, this 37,600 SF retail center is comprised of a 28,000 SF state-of-the-art Club Fitness gym. The adjacent available endcap as presently configured at 8,100 Sq Ft but can be expanded to 14,200 SF if desired. Ideal for retail or office use!
- This is an established property situated in the area's corridor for retail growth. Strong demographics, traffic counts, and a variety of new retail highlight this rapidly-growing sector of Lincoln County.
- The 8,100 SF space has a separate front & side entrance. The space has recently been fully repainted inside & out.
- Ample parking provided through a cross-parking & access easement with the adjacent property owner (238 spaces total).
- Pylon sign placement available on E. Main St. Entire shopping center recently repainted. New LED lighting in the parking lot.
- Zoning G-B

## About Lincolnton

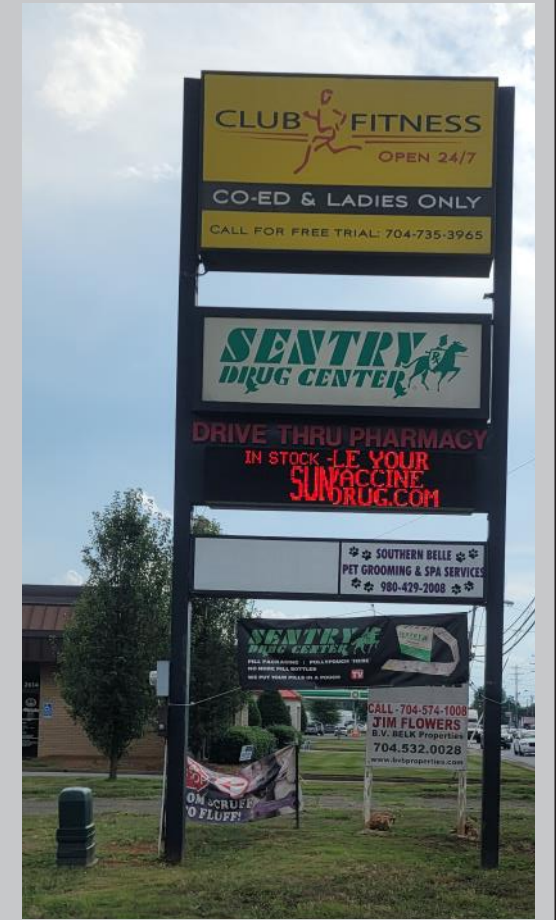
Located only 29 miles northwest of Charlotte, NC, and with a population of 78,000 people, Lincoln County offers considerable diversity & rapidly-growing economy.

The City of Lincolnton is the seat and located in the heart of the county. Lincolnton enjoys close proximity to the major markets of Charlotte and Gastonia while retaining its own unique charm and identity. The site is located just 1 mile from the new Carolinas Medical Center Lincolnton hospital

## Location of Property:

Going North on Hwy 321, get off at Exit #24.

Turn left then go 1.5 miles to property (will be on right)



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Interior of space with side door



Property Photos



Ample on-site parking w/ LED lighting



Front entrance vestibule



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View from E. Main Street

Front entrance to the space



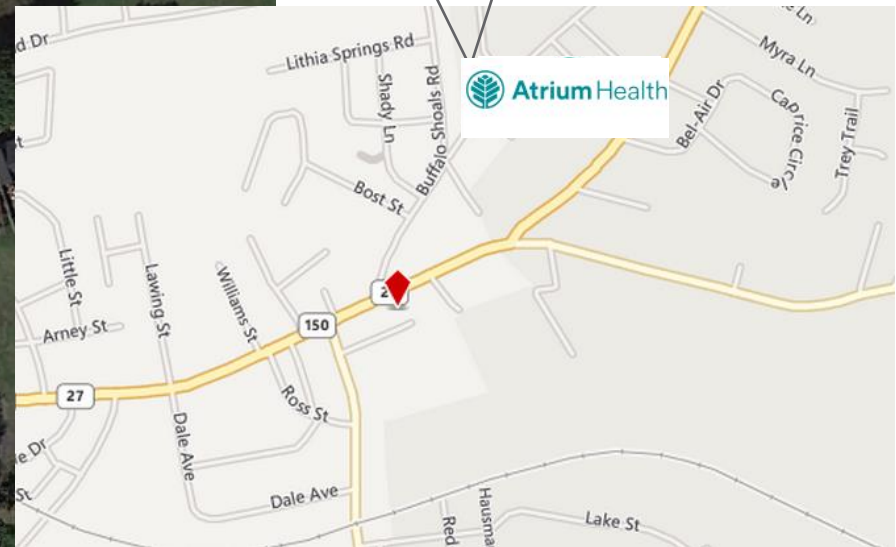
Club Fitness Interior



# Aerial

Site is located just 1 mile from Atrium Health Lincolnton Hospital

Site



# Floorplan

