

# The Market Place

2725 Northwest Boulevard, Newton NC 28658



*Prepared By:*

**Tad Anderson**  
Commercial Advisor

814.882.3735  
TAnderson@ArdorCRE.com



**ARDOR COMMERCIAL**  
ADVISORS, LLC

# HIGHLIGHTS

- Growing Market Area
- Over 27,000 Vehicles per Day
- Up to 22,840+ Square Feet Available
- Clean & Well-maintained Center
- Over 1 Million Visitors per Year
- #1 Papa Johns in NC in Visits according to Placer.ai
- Consistent Growth of ~30% per year



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A	1st Nail	1st	1,440	NNN	
B	Mulan Chinese Restaurant	1st	2,160	NNN	
C	Beautiful Me Salon	1st	600	NNN	
D	Fresh Pressed Juice and Smoothies	1st	1,800	NNN	
E	Planet Fitness	1st	18,000	NNN	
E-1	AVAILABLE	1st	15,000	NNN	
F	AVAILABLE	1st	7,840	NNN	
G	Rent-A-Center	1st	3,600	NNN	
H	Tobacco & Vape	1st	1,220	NNN	
H-1	AVAILABLE	1st	1,200	NNN	
I	AVAILABLE	1st	2,400	NNN	
J	Tosaka II Japanese	1st	2,900	NNN	
K	Scoop 'n Smiles	1st	1,200	NNN	
L	Papa John's Pizza	1st	1,400	NNN	
M	Urgent Care of Mountainview	1st	1,400	NNN	
N	Urgent Care of Mountainview	1st	2,450	NNN	

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
O	La Authentica	1st	2,800	NNN	
P	RC Games	1st	2,625	NNN	
Q	Lillion Nail Supply	1st	2,400	NNN	
R	Big Lots	1st	35,000	NNN	
S	Bealls	1st	19,000	NNN	



## Executive Summary

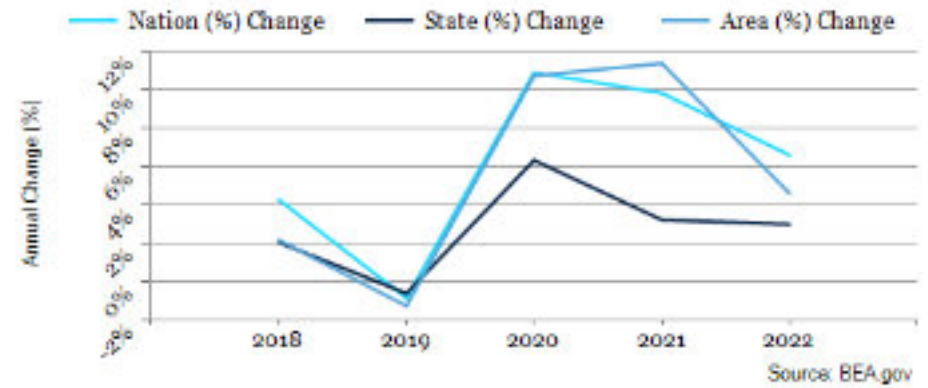
- Ardor Commercial Advisors is pleased to present for lease several retail spaces in the Marketplace Center located in Newton, NC. Marketplace Center was constructed in 1989 and sits on approx. 15.80 acres. The property is occupied by national and local tenants, including Big Lots, Burke's Outlet, Rent-A-Center, Papa Johns, Planet Fitness and more.
- The city of Newton is located in Catawba County in NC. Newton is strategically located in the Hickory Metropolitan Area. The City has a diverse industrial base, with companies producing fiber optic cable, automotive parts, baked goods, medical supplies, telecommunications technology, as well as traditional industries such as furniture and textiles. Major transportation in the city includes Interstate 40, US Highway 321, US Highway 70, NC Highway 70, North Carolina Highway 10 and 16, the Hickory Regional Airport (12 miles), and the Charlotte-Douglas International Airport (38 miles)

## Strategic Location

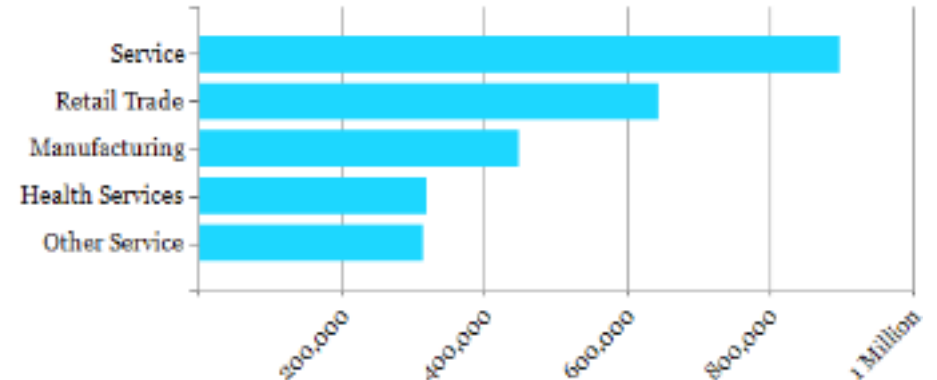
- Nestled in the heart of Catawba County, Newton boasts a prime location. It's within easy reach of major cities like Charlotte and Hickory, yet offers the tranquility and lower costs of a smaller town. This balance ensures accessibility for business operations, including logistics, supply chain management, and client accessibility.
- Approximately 27,000 vehicles pass by Marketplace Center each day. Businesses surrounding the property include KFC, Taco Bell, Sonic Drive-In, Bojangles', Walgreens, Hardee's, Advance Auto Parts, North Newton Elementary School, and Conover City Park.

Additional points of interest near Marketplace Center include Walmart Neighborhood Market, Southern Furniture Company, WestRock Conover, NC Works Career Center, Lee Industries, and the Hickory American Legion Fairgrounds.

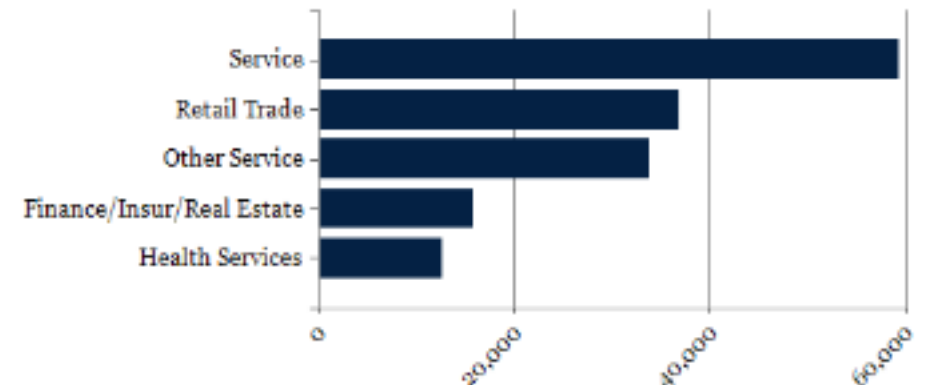
### Catawba County GDP Trend



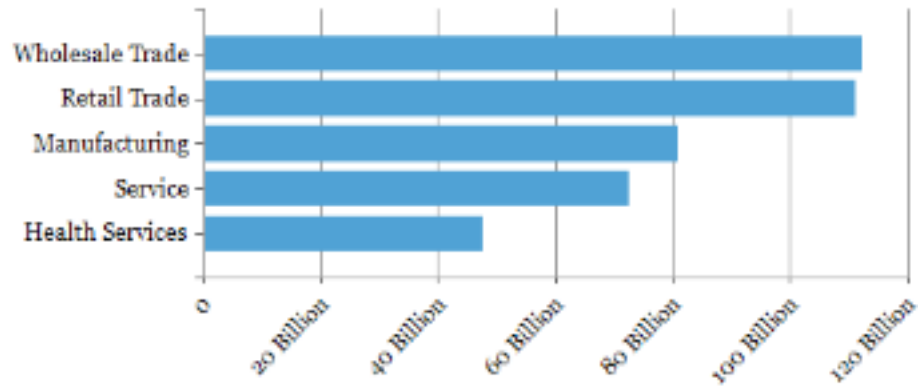
### Major Industries by Employee Count



### Major Industries by Business Count



## Major Industries by Sales Amount







Unit #	Tenant	SF
OUT1	Bank of America	
A	1st Nails	1,440
B	Mulan Chinese Gourmet	2,160
C	Beautiful Me Salon	600
D	Fresh Pressed Juice & Smoothie	1,800
E	Planet Fitness	18,000
E-1	AVAILABLE	15,000
F	AVAILABLE	7,840

Unit #	Tenant	SF
G	Rent-a-Center	3,600
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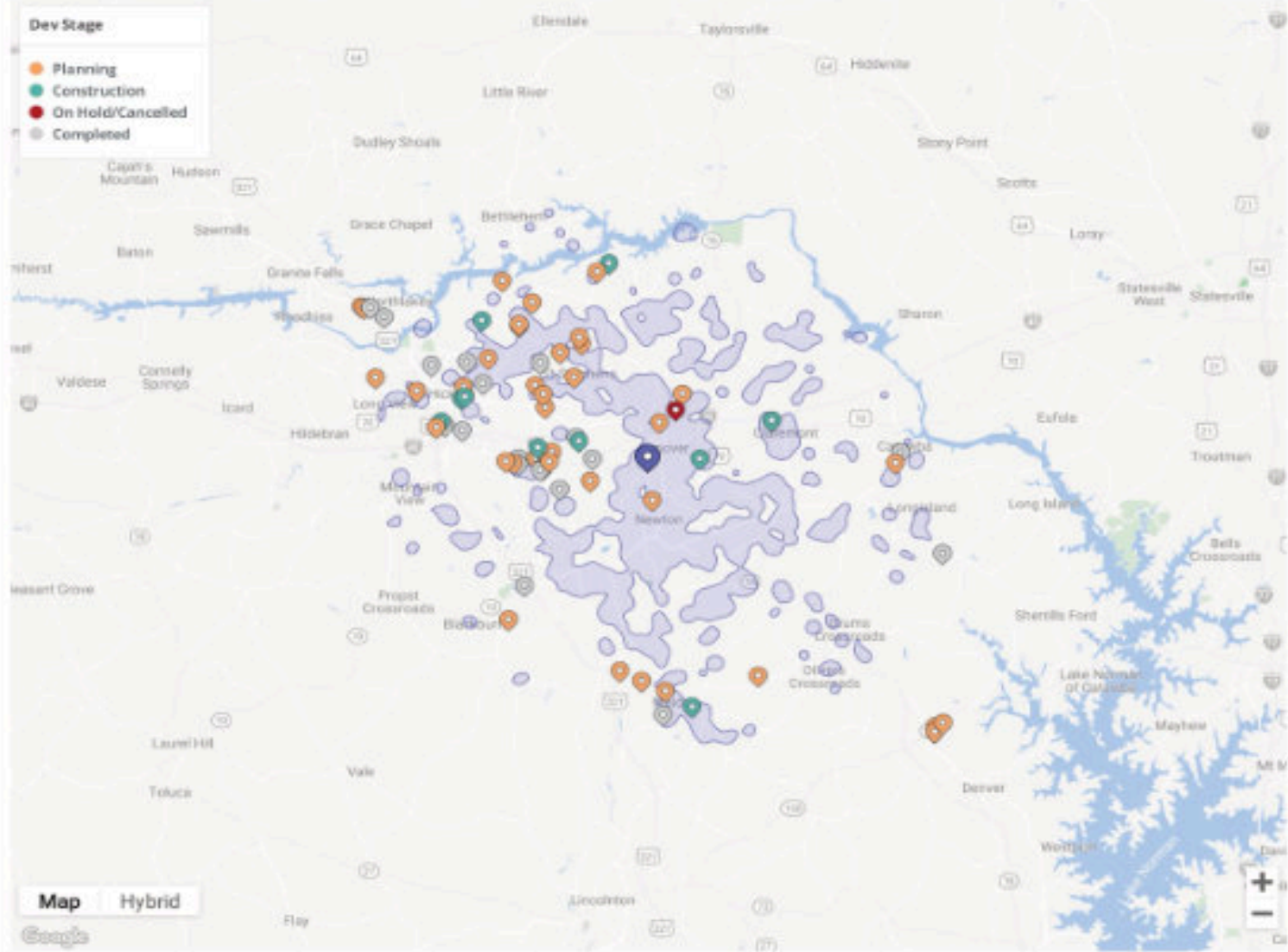


## Planned Development

**The Market Place**  
2725 Northwest Blvd, Newton, NC 28658

### Dev Stage

- Planning
- Construction
- On Hold/Cancelled
- Completed



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Dec 1st, 2022 - Nov 30th, 2023  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

Placer.ai



Suite F





Suite H-1



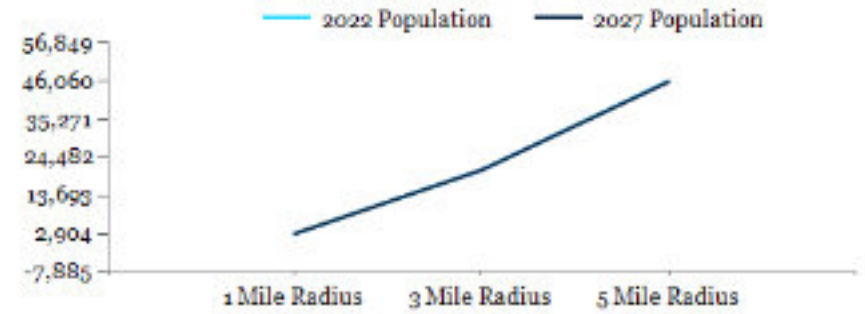


Suite I

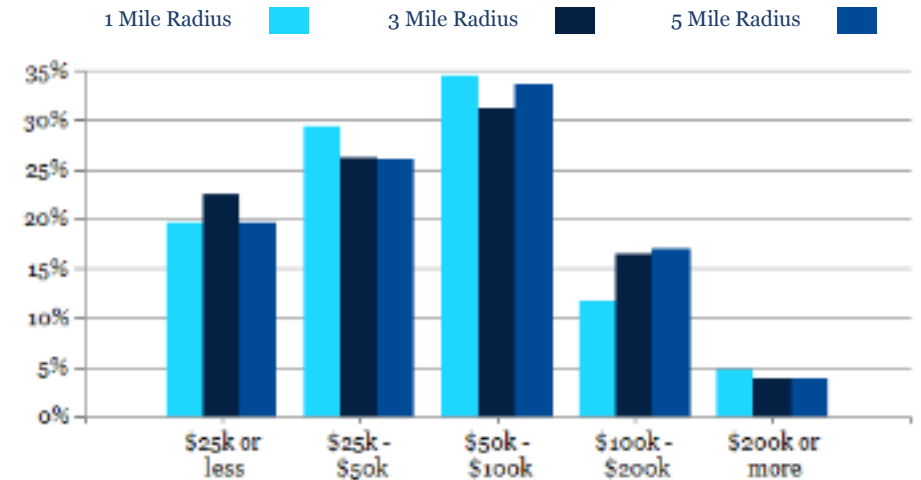
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,616	18,930	40,633
2010 Population	2,839	20,709	44,993
2022 Population	2,911	20,950	46,060
2027 Population	2,904	20,916	45,878
2022-2027: Population: Growth Rate	-0.25%	-0.15%	-0.40%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	1,075	1,979
\$15,000-\$24,999	133	830	1,597
\$25,000-\$34,999	164	850	1,878
\$35,000-\$49,999	227	1,370	2,861
\$50,000-\$74,999	318	1,643	3,889
\$75,000-\$99,999	141	998	2,227
\$100,000-\$149,999	126	1,133	2,477
\$150,000-\$199,999	29	253	611
\$200,000 or greater	64	325	704
Median HH Income	\$50,624	\$51,143	\$53,528
Average HH Income	\$72,811	\$72,499	\$74,666

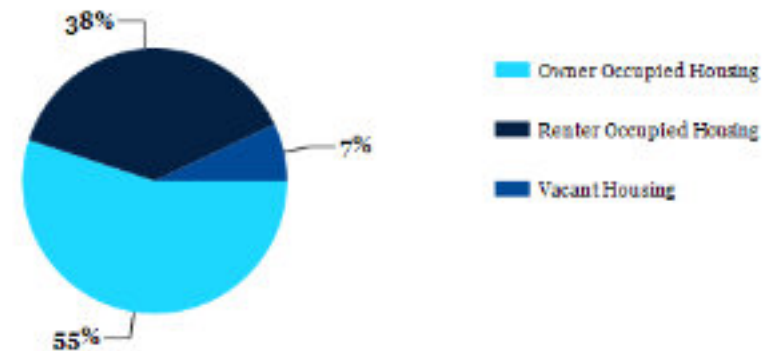
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,307	8,138	16,768
2010 Total Households	1,324	8,302	17,540
2022 Total Households	1,329	8,476	18,222
2027 Total Households	1,329	8,497	18,222
2022 Average Household Size	2.15	2.42	2.49
2022-2027: Households: Growth Rate	0.00%	0.25%	0.00%



2022 Household Income

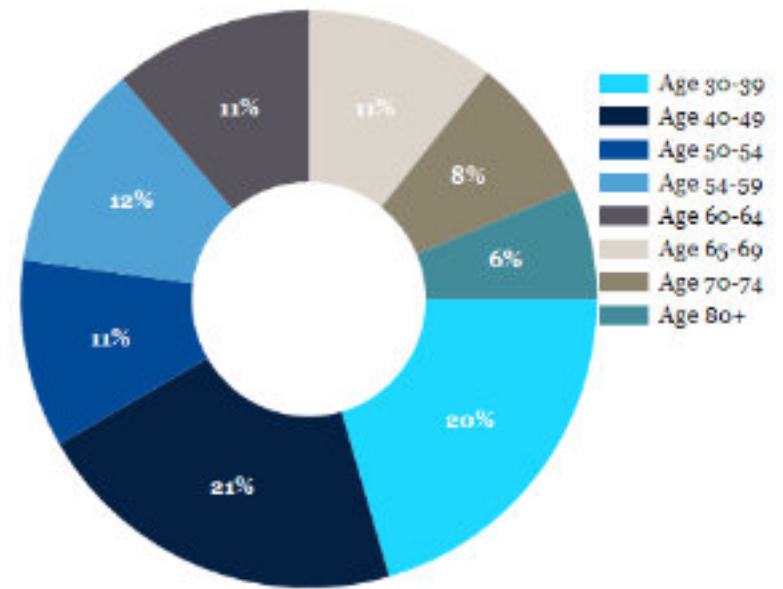


2022 Own vs. Rent - 1 Mile Radius

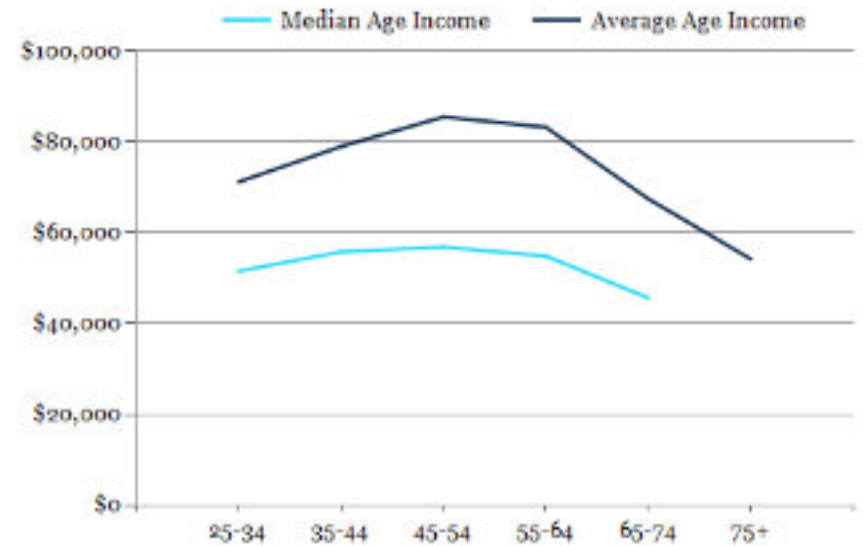


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	181	1,346	2,923
2022 Population Age 35-39	173	1,299	2,998
2022 Population Age 40-44	184	1,385	3,059
2022 Population Age 45-49	181	1,336	2,966
2022 Population Age 50-54	182	1,318	2,911
2022 Population Age 55-59	201	1,337	2,969
2022 Population Age 60-64	194	1,314	2,931
2022 Population Age 65-69	183	1,163	2,671
2022 Population Age 70-74	140	999	2,257
2022 Population Age 75-79	108	740	1,591
2022 Population Age 80-84	76	526	1,051
2022 Population Age 85+	100	519	1,013
2022 Population Age 18+	2,304	16,190	35,790
2022 Median Age	43	41	41
2027 Median Age	44	41	42



2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,542	\$50,896	\$53,113
Average Household Income 25-34	\$71,198	\$66,758	\$69,249
Median Household Income 35-44	\$55,812	\$61,189	\$64,436
Average Household Income 35-44	\$79,001	\$81,322	\$83,541
Median Household Income 45-54	\$56,843	\$60,766	\$62,468
Average Household Income 45-54	\$85,518	\$86,061	\$87,244
Median Household Income 55-64	\$54,866	\$57,449	\$58,466
Average Household Income 55-64	\$83,218	\$81,981	\$82,717
Median Household Income 65-74	\$45,645	\$46,696	\$48,837
Average Household Income 65-74	\$67,444	\$67,370	\$70,591
Average Household Income 75+	\$54,175	\$53,101	\$54,084



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*Ardor Commercial Advisors*



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