

LEXINGTON PARKWAY PLAZA

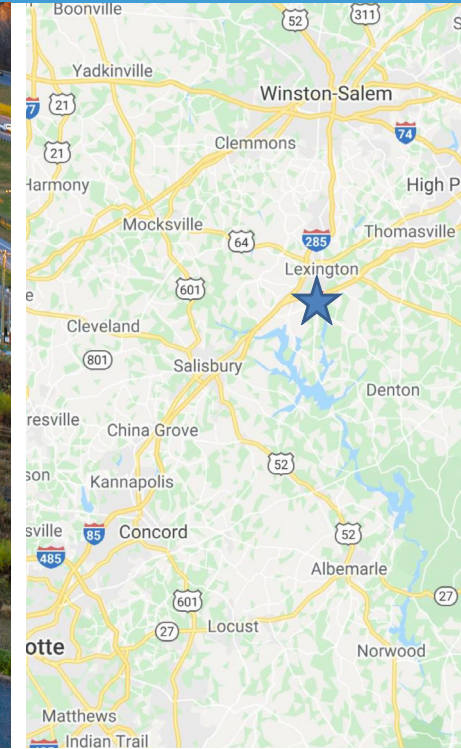
NEC OF I-85 AT HWY 8/COTTON GROVE ROAD, LEXINGTON, NC

RETAIL SPACE
AVAILABLE

NS New South
Properties

NEWSOUTHPROP.COM






+/-3,175 SF - 4,000 SF SMALL SHOP SPACES AVAILABLE



PROPERTY SUMMARY

- GLA +/-270,650 SF Regional Power Center
- +/- 3,175 SF - 4,000 SF inline retail spaces available
- Lexington Parkway Plaza is the largest shopping center in Davidson County.
- Located at I-85 at Hwy 8/Cotton Grove Rd., the main retail corridor in the market.
- Major Tenants include Belk, Gabe's, Planet Fitness, Ollie's, Dollar Tree and Tractor Supply
- 3.8 acre available for new retail
- Outparcel operators: Chick-fil-A, Starbucks, Applebee's, IHOP (opening 2023)

TRADE AREA DEMOGRAPHICS (2023)

	20 MIN DRIVE TIME	TRADE AREA
 POPULATION	104,174	100,659
 AVERAGE HH INCOME	\$73,120	\$76,213
 DAYTIME POPULATION	69,838	61,842
 MEDIAN HOME VALUE	\$175,029	\$174,037
 TOTAL RETAIL EXPEND.	\$1.13B	\$1.13B

TRAFFIC COUNTS

I-85: 61,800 AADT
Cotton Grove Rd: 28,000 AADT

BROKER CONTACT

DOWELL FINCH
704.927.2889
dfinch@newsouthprop.com

PAULA SAUNDERS
704.927.2892
psaunders@newsouthprop.com



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AERIAL

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PROPERTY OVERVIEW

Lexington Parkway Plaza is the largest shopping center in Davidson County. The +/-270,650 SF power center offers prime retail location located at the intersection of I-85 and Hwy 8/Cotton Grove Rd. The center enjoys easy regional access, with signalized intersection and over 2,200 SF of interstate visibility.

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SITE PLAN

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UNIT	TENANT	SF
15	Tractor Supply Company	32,000 SF
17	GNC	1,988 SF
19	Sweet Frog	1,200 SF
21	AVAILABLE	3,175 SF
23	Ollies	29,700 SF
25	Little Caesars	1,500 SF
26	Nail Salon	1,300 SF
27	NC License Plate Agency	2,000 SF
29	Affordable Dentures	2,833 SF
31	CATO	6,400 SF
37	GABES	62,150 SF
35	High Rock Insurance	1,500 SF
39	Planet Fitness	29,821 SF
43	Dollar Tree	17,010 SF
45	AVAILABLE	4,000 SF
47	Jersey Mike's	1,400 SF
49	L&X Tobacco	1,400 SF
51	Coach's Neighborhood Grill	5,400 SF
57	Hibbett Sports	5,850 SF
69	Belk	57,033 SF



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