

## Marion City Square 500 North Main Street | Marion NC

LEASING (817) 927-0050

> Restaurant Retail Office Medical

**AVAILABLE** 

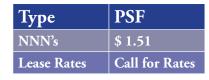
Nail Salon: 1,835 SF Restaurant: 4,220 SF

Retail: 1,300 - 15,000 SF Flex/Warehouse: 1-8k SF

• 155,156 SF Center

- McDowell County, North Carolina
- Large Parking Field
- Great Visibility & Access
- New Ollie's & Hobby Lobby!





Traffic Counts			
N Main St	15,094 VPD		
E Court St	11,145 VPD		



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	3,022	12,559	25,897	115,402
Households	1,266	5,107	10,148	45,573
Average HH Income	\$58,333	\$60,177	\$68,305	\$73,676

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent
Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/20222/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC** 3113 South University Drive, Suite 600 Fort Worth, TX 76109 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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