

WEST POINTE SHOPPES



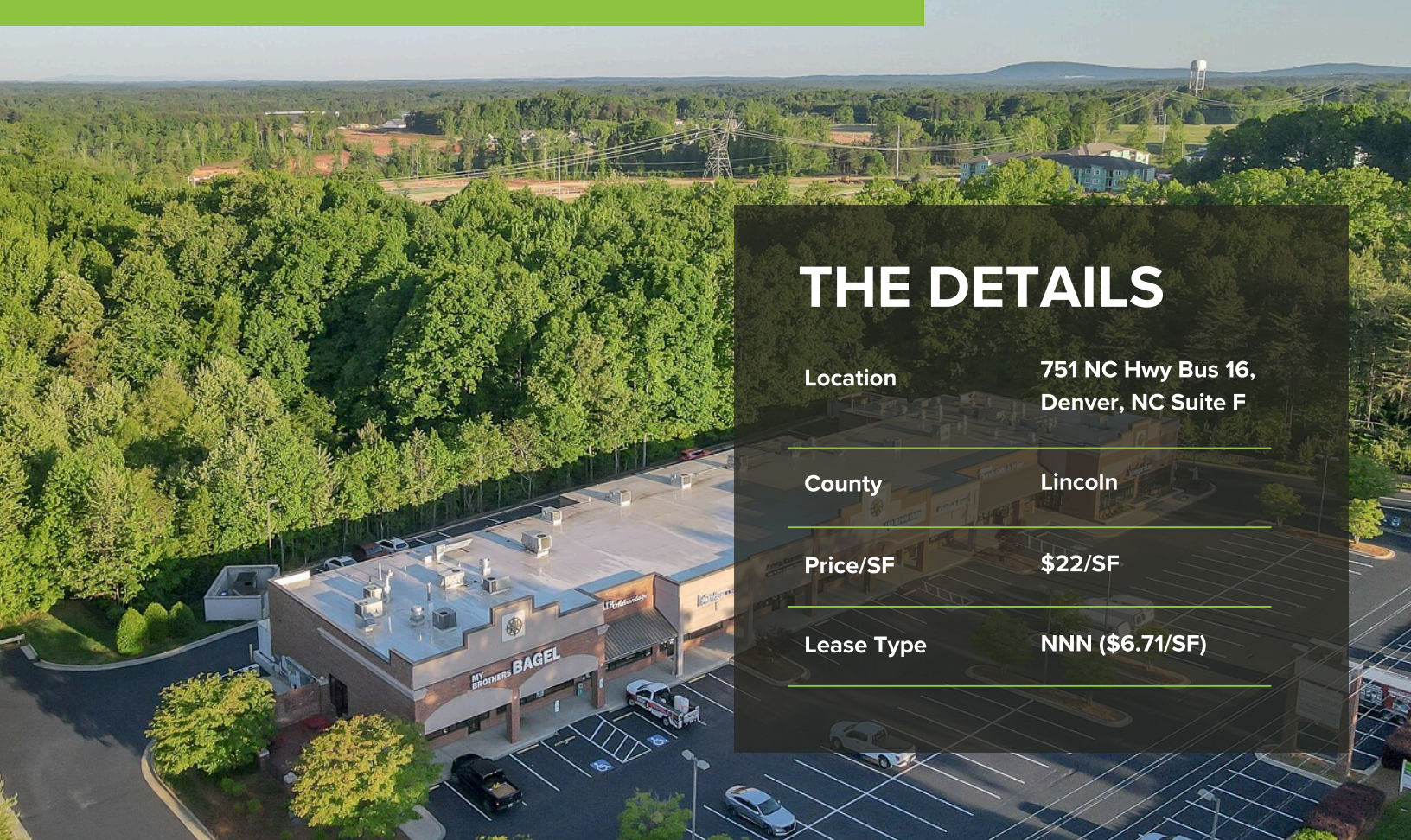
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ABOUT THE PROPERTY

1,750 SF RETAIL SPACE FOR LEASE

- Located on highly traveled Business Hwy 16
- Thousands of new homes located within a few miles of the property
- Strong average household incomes in the area
- Great street visibility
- Street signage available
- Easy entrance & exit
- Plenty of parking
- Below market lease rates





THE DETAILS

Location	751 NC Hwy Bus 16, Denver, NC Suite F
County	Lincoln
Price/SF	\$22/SF
Lease Type	NNN (\$6.71/SF)

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres	2.231
GLA	21,142 SF
Year Built	2003
Zoning	ELDD B-N
Building Class	B





DENVER, NC

Denver is located in the northeast corner of Lincoln County, in west-central North Carolina. The community is situated along North Carolina State Highway 16, approximately 25 miles north of downtown Charlotte and 15 miles southeast of Newton.

As of the 2020 census, Denver has a population of 2,697 residents. The median age of residents is approximately 46.5 years, with an average individual income of \$55,020.

Denver is located near Lake Norman, North Carolina's largest man-made lake. The lake is a popular spot for boating, fishing, swimming, and other recreational activities. This proximity to the lake has led to Denver's growth as a residential area for people seeking waterfront homes or a lakeside lifestyle.

In addition to parks like Beatty's Ford Park and Rock Springs Nature Preserve, the area is known for its beautiful nature trails, boat ramps, and scenic views of Lake Norman. Visitors often enjoy hiking, fishing, kayaking, and paddleboarding on the lake.

The community is served by NC Highway 16, with two routes running northwest to southeast through Denver: "Old 16" (16 Business) and "New 16" (16 Bypass).

NC Highway 150 intersects NC 16 at Denver's northwest corner, providing connections to Mooresville, Maiden, and Lincolnton.

The area has seen a boom in residential development, particularly in the form of single-family homes, especially around the waterfront. Many homes in Denver are large and well-maintained, catering to families or retirees looking for peaceful surroundings away from the hustle of the city.

While Denver is technically an unincorporated community, its charm comes from the combination of suburban living with a strong community atmosphere. The area is often described as family-friendly, with ample green spaces and a slower pace of life.

