



**WOODCREST**  
CAPITAL, LLC

# Centerview Plaza

106 - 116 US-29 South | China Grove NC

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**30,280 SF**

**H&R BLOCK**

**LE NAILS**

**PAP**

- 43,740 SF Center
- Rowan County, North Carolina
- Charlotte MSA
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 2.16
Lease Rates	Call for Rates

Traffic Counts	
I-85	90,711 VPD
US-29	17,949 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	2,279	15,285	38,848	168,949
Households	873	5,985	14,721	64,323
Average HH Income	\$58,696	\$65,851	\$66,997	\$71,904

\* 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 3/1/2022-2/28/2023 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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