

Marion City Square

500 North Main Street | Marion, NC 28752

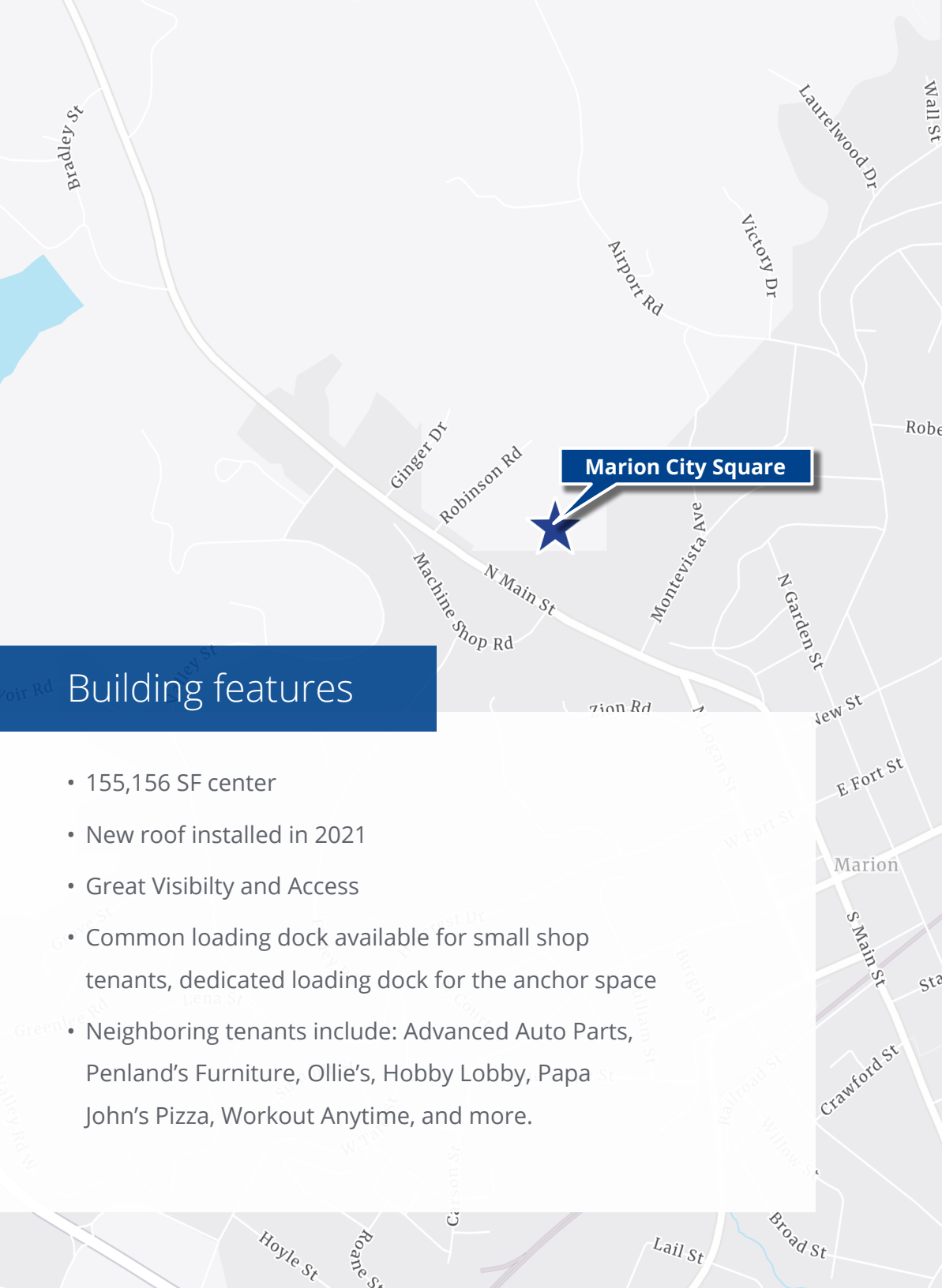
Restaurant, Retail, Office, Medical

Leasing Opportunity

HOBBY LOBBY

Phil Corriher, CCIM | CRX | CRRP
Senior Vice President | Retail Services
+1 704 409 2371
phil.corriher@colliers.com

Morris Mirmow
Associate | Retail Services
+1 704 973 7204
morris.mirmow@colliers.com



Building features

- 155,156 SF center
- New roof installed in 2021
- Great Visibilty and Access
- Common loading dock available for small shop tenants, dedicated loading dock for the anchor space
- Neighboring tenants include: Advanced Auto Parts, Penland's Furniture, Ollie's, Hobby Lobby, Papa John's Pizza, Workout Anytime, and more.

Demographics

	3 Mile	5 Mile	10 Mile
Population	12,637	21,475	38,234
Total Households	5,283	8,894	15,350
Average Household Income	\$66,689	\$69,940	\$71,018
Daytime Population	14,373	22,490	35,981
Total Businesses	5,353	8,966	16,267
Total Employees	5,041	9,021	16,538

Rentable Areas

(1,600 RSF - 19,600 RSF)

Suite 1	15,051 SF
Suite 4	4,220 SF
Suite 7	1,835 SF
Suite 9 - PENDING LEASE	1,600 SF
Suite 10	1,300 SF
Suite 11 - PENDING LEASE	1,650 SF
Suite 18	4,070 SF
Warehouse/ Storage	10,246 SF
Total SF	39,972 SF

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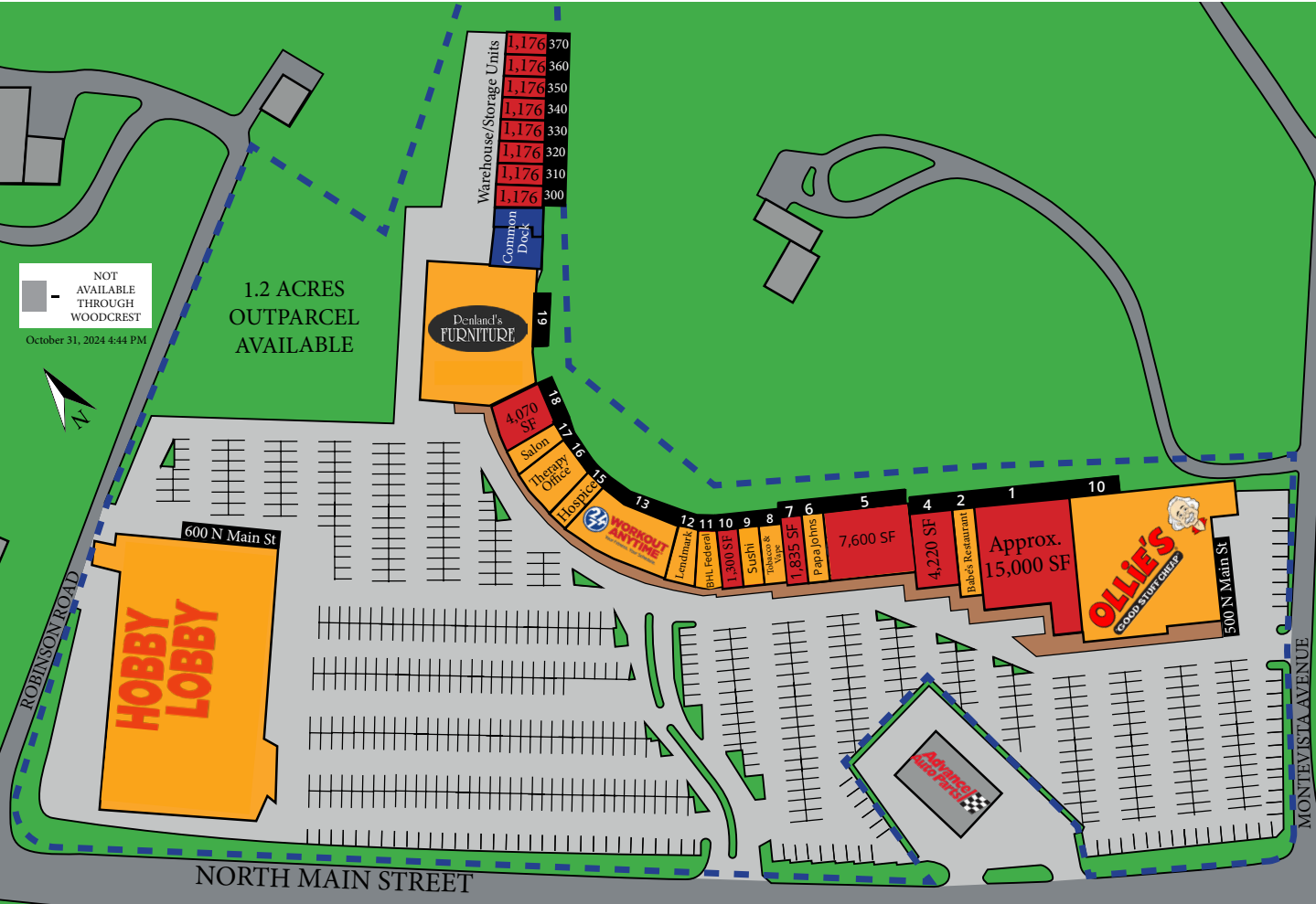
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Tenant Roster

	TENANT	SF
1	AVAILABLE Ollie's	15,051 25,000
2	Babe's Restaurant	2,030
4	AVAILABLE	4,220
5	AVAILABLE	7,600
6	Papa Johns	1,835
7	AVAILABLE	1,835
8	Tobacco & Vape	1,650
9	Sushi	1,600
10	AVAILABLE	1,300
11	BHL Federal	1,650
12	Lendmark	2,200
13	Workout Anytime	6,325
15	Leased	1,300
16	Today & Tomorrow PHP	2,800
17	NuWave Simply Unique Styles	1,400
18	AVAILABLE	4,070
19	Penland's Furniture	19,600
Warehouse/ Storage Space		10,246
Hobby Lobby		54,000

Demographic Drive-Times

	5 min.	10 min.	15 min.
Population	4,722	14,206	23,539
Income	\$63,892	\$68,160	\$70,175



Location



Location



Downtown Marion

Marion City Square is just .5 miles away from charming Downtown Marion, which includes a wide variety of restaurants and shops to enjoy.

Colliers

300 W. Summit Avenue
Suite 200
Charlotte, NC 28203
P: +1 704 409 9933
F: +1 704 409 9934
colliers.com/charlotte

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Senior Vice President | Retail Services
+1 704 409 2371
phil.corriher@colliers.com

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