

The Market Place

2725 Northwest Boulevard, Newton NC 28658



ARDOR COMMERCIAL
ADVISORS, LLC

THE PROPERTY

Location	2725 Northwest Boulevard Newton, NC 28658
County	Catawba
Traffic Count	27000

HIGHLIGHTS

- Growing Market Area
- Over 27,000 Vehicles per Day
- Up to 22,840 Square Feet Available
- Clean & Well-maintained Center
- Over 1,000,000 Visitors per Year
- #1 Papa Johns in NC in Visits according to Placer.ai



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,911	20,950	46,060

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$72,811	\$72,499	\$74,666

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,329	8,476	18,222

Suite	Tenant	Floor	Square Feet	Lease Type
A	1st Nail	1st	1440	NNN
B	Mulan Chinese Restaurant	1st	2160	NNN
C	Beautiful Me Salon	1st	600	NNN

Suite Tenant	Floor	Square Feet	Lease Type
D AVAILABLE	1st	1800	NNN
E Planet Fitness	1st	18000	NNN
E-1 AVAILABLE	1st	15000	NNN
F AVAILABLE	1st	7840	NNN
G Rent-A-Center	1st	3600	NNN
H Tobacco & Vape	1st	1220	NNN
H-1 AVAILABLE	1st	1200	NNN
I AVAILABLE	1st	2400	NNN
J Tosaka II Japanese	1st	2900	NNN
K Scoop 'n Smiles	1st	1200	NNN
L Papa John's Pizza	1st	1400	NNN
M Urgent Care of Mountainview	1st	1400	NNN
N Urgent Care of Mountainview	1st	2450	NNN
O 321 Cafe	1st	2800	NNN
P RC Games	1st	2625	NNN
Q Lillion Nail Supply	1st	2400	NNN
R Big Lots	1st	35000	NNN
S Bealls	1st	19000	NNN

PROPERTY FEATURES

CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	21
BUILDING SF	126,435
GLA (SF)	133,405
LAND ACRES	15.8
YEAR BUILT	1989
ZONING TYPE	PD-SC-M
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	640+
PARKING RATIO	± 5/1,000 SF
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

MECHANICAL

HVAC	New HVAC Provided in Unit
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CONSTRUCTION

ROOF	New Roof in 2021
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TENANT INFORMATION

MAJOR TENANT/S	Planet Fitness, Big Lots, bealls
LEASE TYPE	NNN



Executive Summary

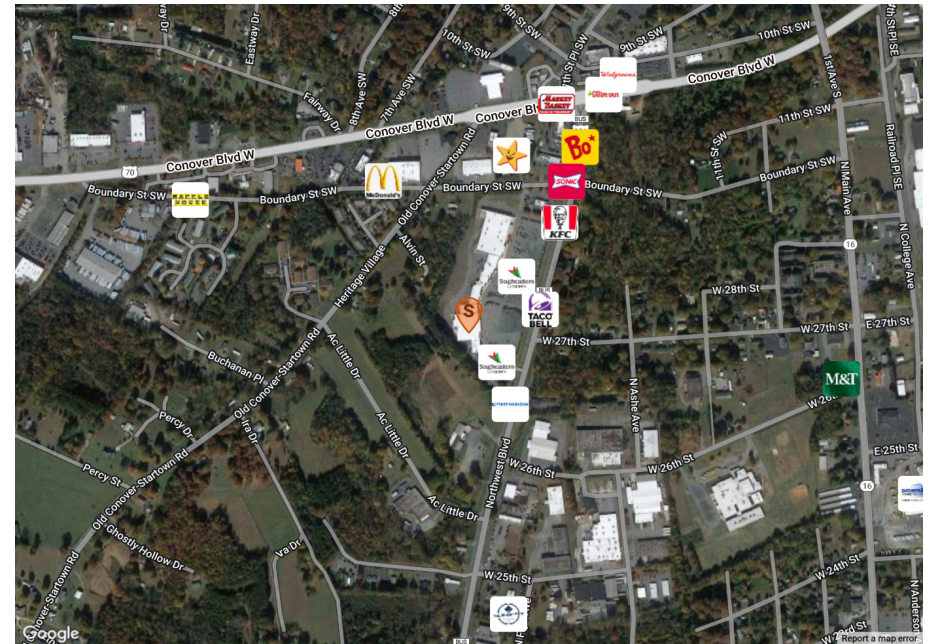
- Ardor Commercial Advisors is pleased to present for lease several retail spaces in the Marketplace Center located in Newton, NC. Marketplace Center was constructed in 1988 and sits on approx. 15.80 acres. The property is occupied by national and local tenants, including Big Lots, Burke's Outlet, Rent-A-Center, Papa Johns, and more.
- The city of Newton is located in Catawba County in NC. Newton is strategically located in the Hickory Metropolitan Area. The City has a diverse industrial base, with companies producing fiber optic cable, automotive parts, baked goods, medical supplies, telecommunications technology, as well as traditional industries such as furniture and textiles. Major transportation in the city includes Interstate 40, US Highway 321, US Highway 70, NC Highway 70, North Carolina Highway 10 and 16, the Hickory Regional Airport (12 miles), and the Charlotte-Douglas International Airport (38 miles)

Strategic Location

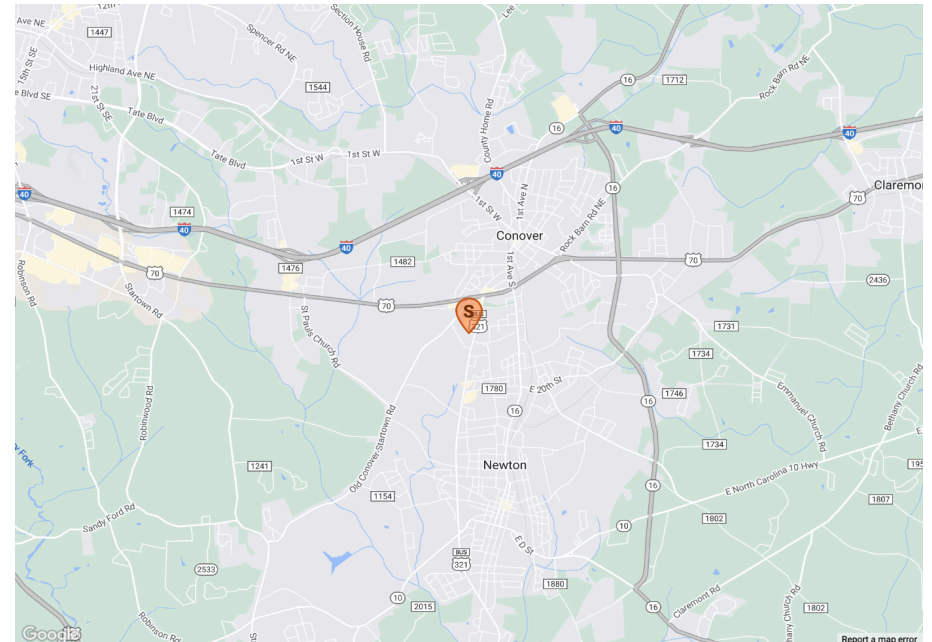
- Nestled in the heart of Catawba County, Newton boasts a prime location. It's within easy reach of major cities like Charlotte and Hickory, yet offers the tranquility and lower costs of a smaller town. This balance ensures accessibility for business operations, including logistics, supply chain management, and client accessibility.
- Approximately 27,000 vehicles pass by Marketplace Center each day. Businesses surrounding the property include Sonic Drive-In, Bojangles', Walgreens, Hardee's, Advance Auto Parts, North Newton Elementary School, and Conover City Park.

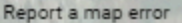
Additional points of interest near Marketplace Center include Walmart Neighborhood Market, Southern Furniture Company, WestRock Conover, NC Works Career Center, Lee Industries, and the Hickory American Legion Fairgrounds.

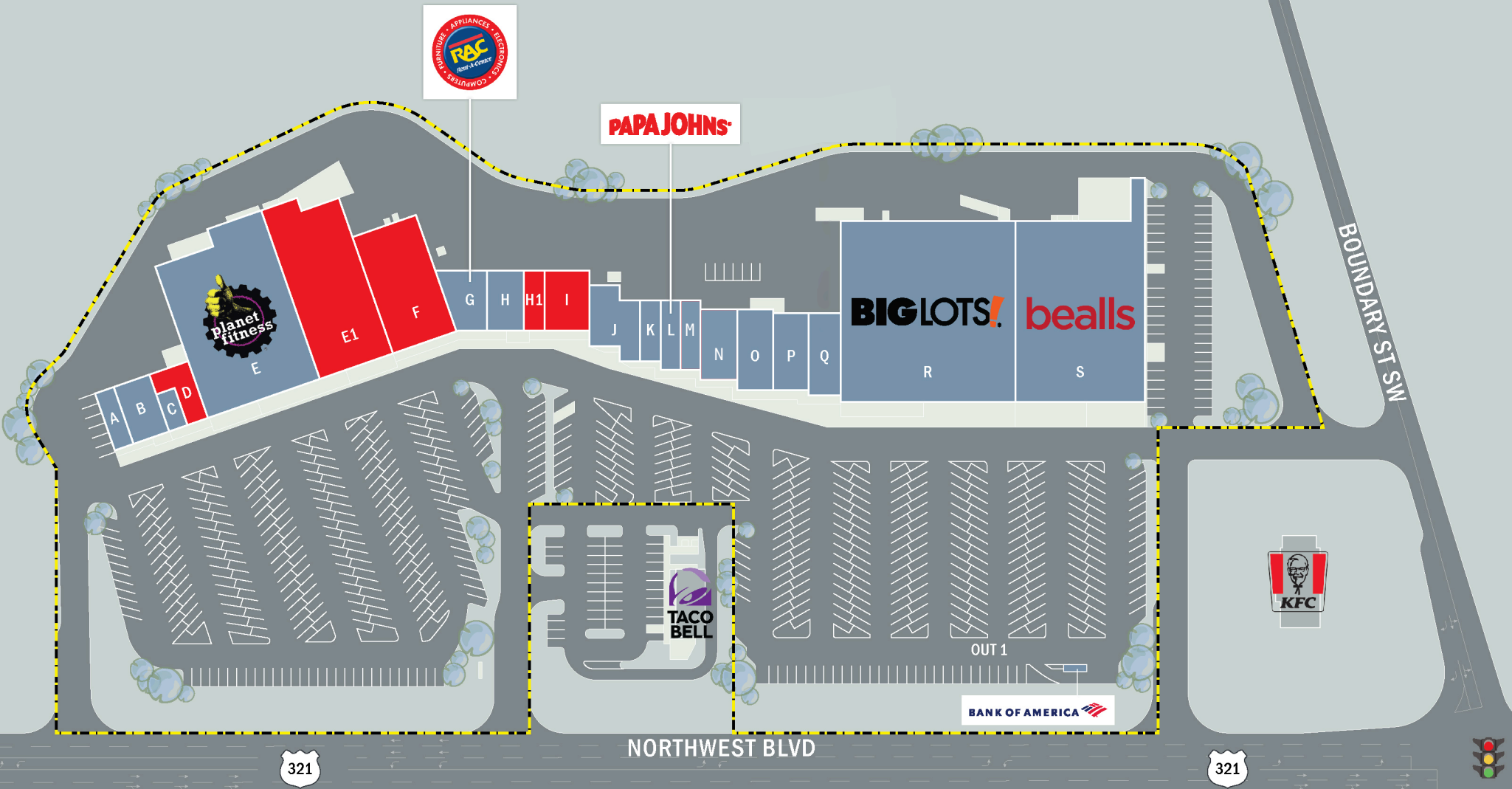
Locator Map



Regional Map







Unit #	Tenant	SF
OUT1	Bank of America	
A	1st Nails	1,440
B	Mulan Chinese Gourmet	2,160
C	Beautiful Me Salon	600
D	AVAILABLE	1,800
E	Planet Fitness	18,000
E-1	AVAILABLE	15,000
F	AVAILABLE	7,840

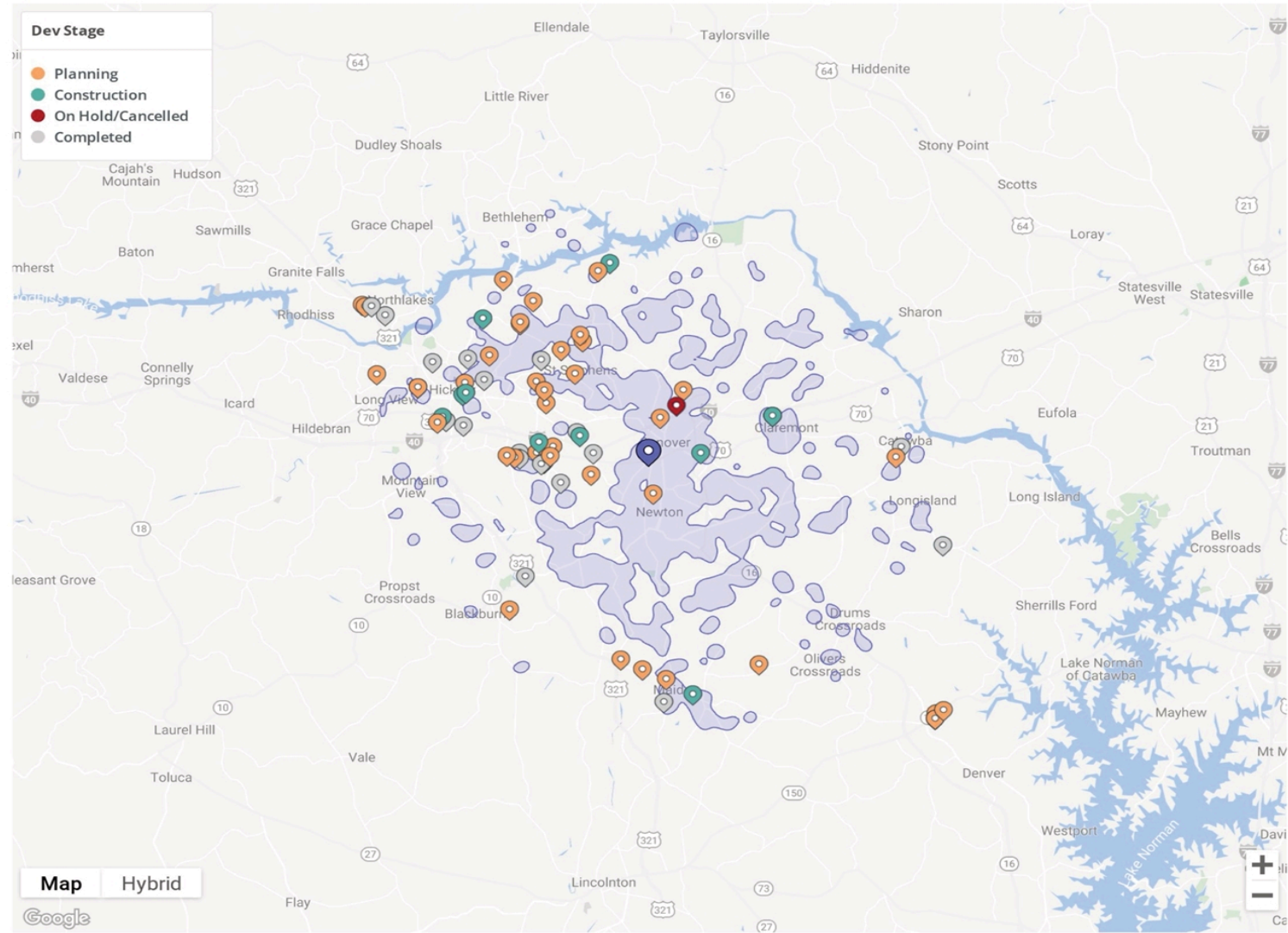
Unit #	Tenant	SF
G	Rent-a-Center	3,600
H	Tobacco & Vape	1,220
H-1	AVAILABLE	1,200
I	AVAILABLE	2,400
J	Tosaka II Authentic Japanese	2,900
K	Scoops 'n Smiles	1,200
L	Papa Johns	1,400
M	Urgent Care of Mountainview	1,400

Unit #	Tenant	SF
N	Urgent Care of Mountainview	2,450
O	321 Cafe	2,800
P	RC Games	2,625
Q	Lillion Nail Supply	2,400
R	Big Lots	35,000
S	Bealls	19,000

Planned Development

The Market Place

2725 Northwest Blvd, Newton, NC 28658



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Dec 1st, 2022 - Nov 30th, 2023

Data provided by Placer Labs Inc. (www.placer.ai)





Suite D





Suite F







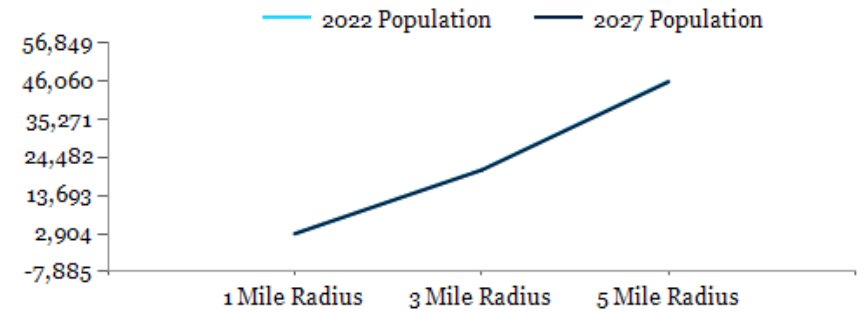
Suite I



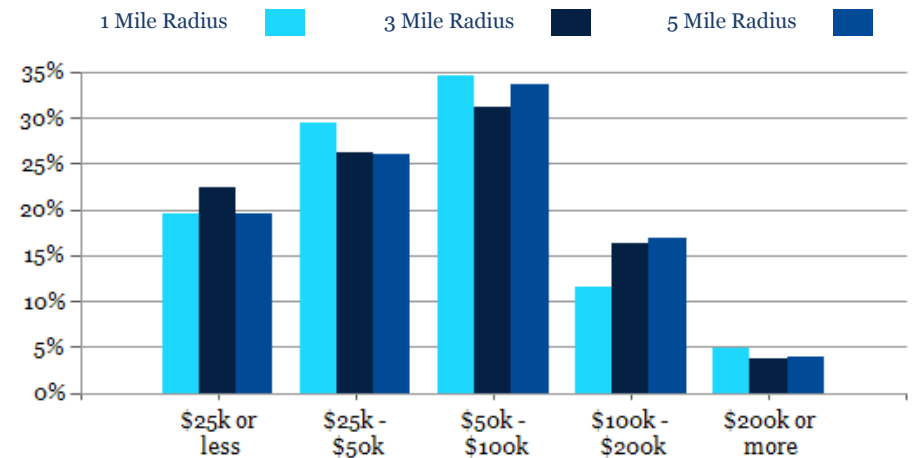
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,616	18,930	40,633
2010 Population	2,839	20,709	44,993
2022 Population	2,911	20,950	46,060
2027 Population	2,904	20,916	45,878
2022-2027: Population: Growth Rate	-0.25%	-0.15%	-0.40%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	1,075	1,979
\$15,000-\$24,999	133	830	1,597
\$25,000-\$34,999	164	850	1,878
\$35,000-\$49,999	227	1,370	2,861
\$50,000-\$74,999	318	1,643	3,889
\$75,000-\$99,999	141	998	2,227
\$100,000-\$149,999	126	1,133	2,477
\$150,000-\$199,999	29	253	611
\$200,000 or greater	64	325	704
Median HH Income	\$50,624	\$51,143	\$53,528
Average HH Income	\$72,811	\$72,499	\$74,666

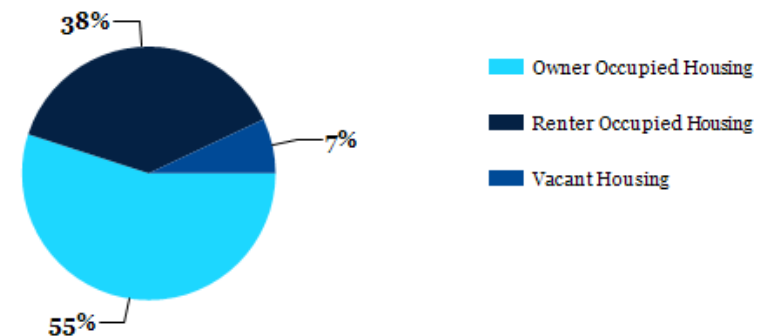
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,307	8,138	16,768
2010 Total Households	1,324	8,302	17,540
2022 Total Households	1,329	8,476	18,222
2027 Total Households	1,329	8,497	18,222
2022 Average Household Size	2.15	2.42	2.49
2022-2027: Households: Growth Rate	0.00%	0.25%	0.00%



2022 Household Income



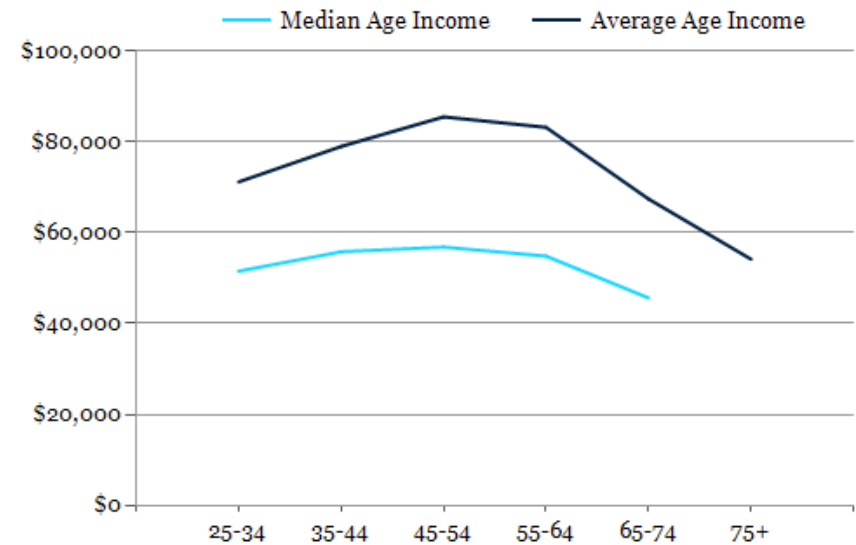
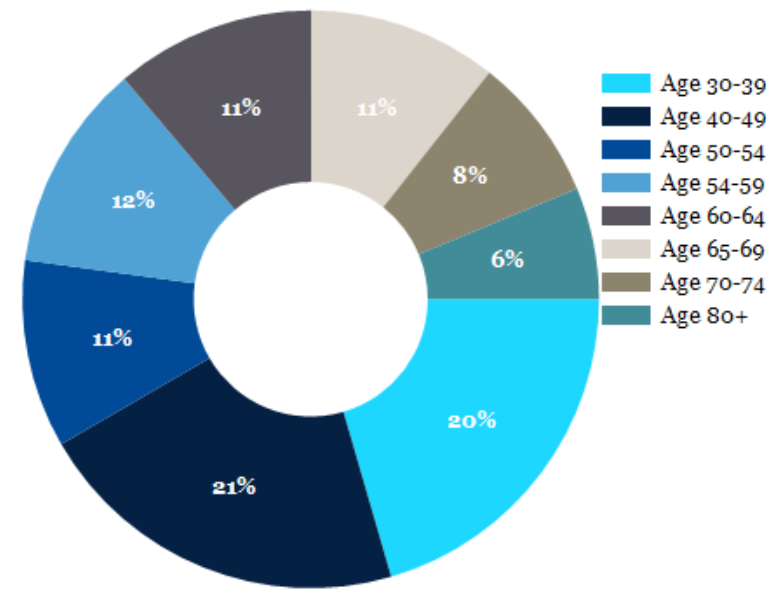
2022 Own vs. Rent - 1 Mile Radius



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	181	1,346	2,923
2022 Population Age 35-39	173	1,299	2,998
2022 Population Age 40-44	184	1,385	3,059
2022 Population Age 45-49	181	1,336	2,966
2022 Population Age 50-54	182	1,318	2,911
2022 Population Age 55-59	201	1,337	2,969
2022 Population Age 60-64	194	1,314	2,931
2022 Population Age 65-69	183	1,163	2,671
2022 Population Age 70-74	140	999	2,257
2022 Population Age 75-79	108	740	1,591
2022 Population Age 80-84	76	526	1,051
2022 Population Age 85+	100	519	1,013
2022 Population Age 18+	2,304	16,190	35,790
2022 Median Age	43	41	41
2027 Median Age	44	41	42

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,542	\$50,896	\$53,113
Average Household Income 25-34	\$71,198	\$66,758	\$69,249
Median Household Income 35-44	\$55,812	\$61,189	\$64,436
Average Household Income 35-44	\$79,001	\$81,322	\$83,541
Median Household Income 45-54	\$56,843	\$60,766	\$62,468
Average Household Income 45-54	\$85,518	\$86,061	\$87,244
Median Household Income 55-64	\$54,866	\$57,449	\$58,466
Average Household Income 55-64	\$83,218	\$81,981	\$82,717
Median Household Income 65-74	\$45,645	\$46,696	\$48,837
Average Household Income 65-74	\$67,444	\$67,370	\$70,591
Average Household Income 75+	\$54,175	\$53,101	\$54,084



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