

# Shopping Center Lot for Development in Marion

## Build up to 20,000 SF on Endcap in Popular Center

364 US Highway 70, Marion, NC 28752

**Build-To-Suit:**  
20,000 SF on 0.6 Acres  
\$16.00 / SF NNN  
\$26,667/mo.  
**Lot For Sale: \$400,000**



Aerial showing location in the center, and neighboring chains

- Busy shopping center located in a retail hub with daily trips
- Build-To-Suit up to 20,000 SF; Also available as a parcel for sale, or as a ground lease
- Anchor tenants include Big Lots, Peebles, Food Lion, and a brand new Harbor Freight; Other neighbors include Fatz, Wendy's, Taco Bell, Verizon, and more
- Adjacent to Lowe's Home Improvement
- Signalized accessibility at intersection of two US Highways, and an 820-space parking lot
- Up to 151 feet of store front, plus 172 feet of side exposure due to being on a corner
- Surrounded by a variety of retailers and restaurants
- 17,000 VPD on US221, and 14,000 VPD on US70
- Only 2.5 miles from the center of downtown

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Architectural rendering to show the potential for this 151' of frontage, directly adjacent to Peebles; Side of lot is 172' and faces Lowe's



View from end, looking toward Peebles



Aerial, showing proximity to downtown Marion

### DIRECTIONS FROM I-40:

- Take Exit 86 toward Marion/Shelby
- Drive 6.6 miles north on NC-226 and US-221
- Take a left onto US-70
- Subject property is directly on your right



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\*All maps, aerials, illustrations, and measurements are approximated.

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