

PAD SITE DEVELOPMENT

1429 East Main Street, Lincolnton, NC 28093

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Seeking retail, restaurant, medical and service users for a 1.17 acre pad site development next to Cook-Out and across the street from the brand new Starbucks and Aspen Dental in the heart of Lincolnton's primary retail commercial corridor.



PROPERTY HIGHLIGHTS

- Full access retail site on East Main Street between Hwy 321 and N Generals Blvd
- Located at the center of the highest profile ½ mile retail corridor in Lincolnton
- Free standing and inline opportunities available
- Most uses can be accommodated including drive-thru and cstore
- Other businesses within 400 yards include Starbucks, McDonald's, Aspen Dental, Cook-Out, Taco Bell, Bojangles's Wendy's, Circle K, Waffle House, CVS, Walgreens, Lowe's and PetSmart
- Traffic Counts: East Main Street 29,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	3,688	19,298	33,361
2019 Daytime Population	6,282	12,027	15,385
2019 Median HH Income	\$36,850	\$39,307	\$44,365

EXCLUSIVE AGENT(S)

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