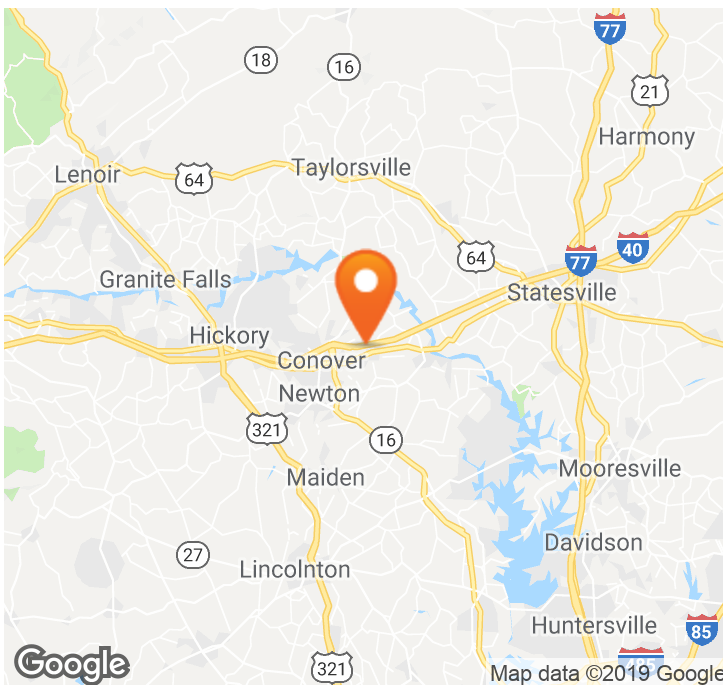


CLAREMONT COMMONS

3035 Centennial Blvd, Claremont, NC 28610

EXECUTIVE SUMMARY



LOCATION OVERVIEW

32,223 SF anchor space available in the growing logistical hub of Claremont, NC.

PROPERTY HIGHLIGHTS

- Local average household incomes \$70K/ year within a 5 mile radius.
- Center is located in the heart of Claremont's commercial corridor with close proximity to I-40.
- Traffic Counts: N Oxford St - 14,000 AADT; Centennial Blvd - 4,000 AADT

DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES
2019 Population	10,085	32,892	58,682
2019 Daytime Population	7,868	17,249	33,986
2019 Average HH Income	\$80,502	\$69,389	\$67,099

EXCLUSIVE AGENT(S)

MATT HENRY • matt.henry@tscg.com • 704.335.5455

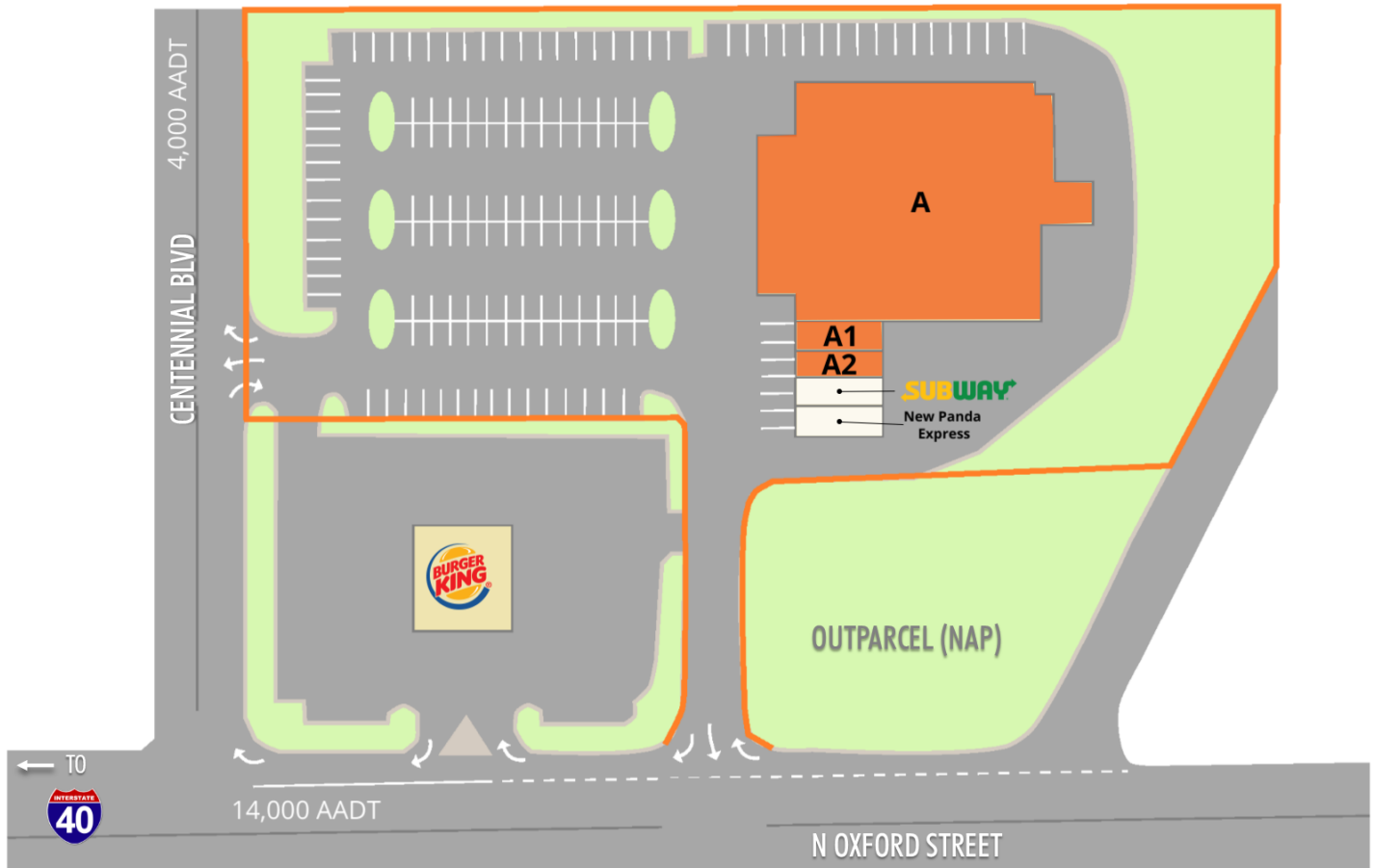
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Available	32,223 SF
A1	Available	1,200 SF
A2	Available	1,200 SF
B	Subway	1,200 SF
C	New Panda Express	1,200 SF

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